



Garg Gul & Co. Chartered Accountants

15, Bagh Farzana, Near Dhawan Nursing Home,
Opp. Teen Ka Girja, Agra-282 002
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Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.03.2018			
Certification work Assigned vide letter No. 1		Dated :- 23.06.2018	
AADRIKA INFRACON PRIVATE LIMITED			
Subject: Certificate of amount incurred on ARYAS 72 for Construction of 2 Block situated on Khasra no./Plot No.177 minjumla , demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Mohammad Pur, Tehsil Agra Competent Authority/Development Authority, District Agra, PIN 282007, admeasuring 6325.00 sq. meter area, being developed by AADRIKA INFRACON PVT.LTD. [Promoter] having RERA Registration No . UPRERAPRI14372, Designated A/C No.1639002100049005 Bank Name Punjab National Bank, Sanjay Place, Agra			
		Rs.in lacs	Rs. in lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till
1	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	48.15	48.15
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	91.76	91.76
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;		
	(d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);		
	(e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to Competent Authority.		
	SUB TOTAL LAND COST (in Rs.)	139.91	139.91

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	-	0.37
	(b) Fees paid to Local Authority	-	-
	(c) Consultant/Architect Fees (directly attributable to project) (40000+700000)	-	7.40
	(d) Any other (specify) (Structure Testing Fees)	-	0.22
	SUB TOTAL FEES PAID (in Rs.)	N.A.	7.99
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	-	18.01



	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	-	-
	(c) Cost of material actually purchased;	-	188.66
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	-	63.12
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	N.A.	269.79
3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)	N.A.	269.79
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	N.A.	30.49
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	N.A.	300.28
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	* 2400	448.18
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		18.67%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%		18.67%
7	Total amount received from allottees till date since inception of the Project (in Rs.)		309.93
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		217
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		448.18
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)		NIL
11	Balance available in Designated A/c.		
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		448.18

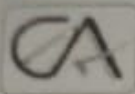
This certificate is being issued on specific request of M/s Aadrika Infracon Pvt Ltd (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

 **GARG GUL**
Chartered Accountant
Signature of Chartered Accountant with seal
(Name of the Chartered Accountant)
(Membership Number)

Note:-

We have been informed by our client that headwise details of total estimated Project cost is not practically possible to devised so a total estimate project cost is used.

* Total estimated cost of project taken as 2400 lacs is based on specifications of Alternate 1.



Garg Gul & Co.

Chartered Accountants

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31.03.2020

Certification work Assigned vide letter No.-----

Dated :- 20/07/2020

Subject: Certificate of amount incurred on ARYAS 72 for Construction of 2 Block situated on Khasra no./Plot No. 177, Minjumla, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Mohammad Pur, Tehsil Agra Competent Authority/Development Authority, District Agra, PIN 282007, admeasuring 6325 sq. meter area, being developed by Aadrika Infracon Pvt Ltd. having RERA Registration No. UPRERAPRI14372 , Designated A/C No. 1639002100049005 Bank Name PUNJAB NATIONAL BANK, SANJAY PLACE, AGRA

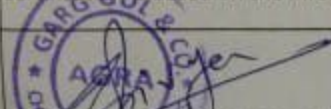
S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	70.33	70.33
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	91.76	91.76
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;		
	(d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);		
	(e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.		
	SUB TOTAL LAND COST (in Rs.)	162.09	162.09

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4



Project Clearance Fees			
(a) Fees paid to RERA			0.78
(b) Fees paid to Local Authority			17.3
(c) Consultant/Architect Fees (directly attributable to project)			0
(d) Any other (structure testing fees)			0.22
SUB TOTAL FEES PAID (in Rs.)		0	18.3
3A Cost of Development And construction			
(a) Cost of services (water, electricity to construction site), Site Overheads;			47.48
(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);			74.42
(c) Cost of material actually purchased;			0
(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);			0
			355.78
			203.73
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)			681.41
3B Cost of construction incurred (As Certified by Project Engineer)			
3C Total Construction Cost (Lower of 3A and 3B.)		0	681.41
3D Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)			64.5
TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)			745.91
4 TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)		2400	926.3
5 Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0	
6 Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%		28.41%	
7 Total amount received from allottees till date since Inception of the Project (in Rs.)			557.95
8 70% Amount to be deposited in Designated Account (0.7*Row 7)			0
9 Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)			926.3
10 Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)			0
11 Balance available in Designated A/c.			
12 Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)			926.3

This certificate is being issued on specific request of M/s Aadrika Infracon Pvt. Ltd. (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.



Signature of Chartered Accountant with seal

(CA DIVYA PREM GUL)

(M. NO. 405084)

Idin:- 20405084AAAA B03771