



REG-03			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)			
Information as on 30.06.2025			
Certification work Assigned vide letter No.- NIL Dated -14.07.2025			
UDIN No. - 25409153BMMHNS7235			
Subject: Certificate of amount incurred on Hare Krishna Ashiyana, for Construction of 1 No. Building AB (Group Housing) situated on Plot No. GH-3, Khasra No. 873, 884, 909, 914, 966, 1294, 1339 & 941/ 1357, Rukmani Vihar, Awasiya Yojna Sector-1, Mauja Sunrakh Banger, Tehsil & Dist. Mathura , Development Authority - Mathura Vrindavan Development Authority (MVDA), admeasuring 4,026.61 Sq. Mtrs. area, being developed by EPOCH Realtech Pvt. Ltd., having UP RERA Registration No.-UPRERAPRJ424528/11/2024, Separate Bank A/c No. - 924020060339475 - EPOCH REALTECH PRIVATE LIMITED HARE KRISHNA ASHIYANA SEPARATE ACCOUNT, Axis Bank Limited			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred 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; (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; (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.	698	698
	SUB TOTAL LAND COST (in Rs.)	698	698
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	125	105
	SUB TOTAL FEES PAID (in Rs.)	125	105
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (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; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	2,891	378
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,891	378
3B	Cost of construction incurred (As Certified by Project Engineer)	2,891	368
3C	Total Construction Cost (Lower of 3A and 3B.)	2,891	368
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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,891	368
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,714	1,171



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		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 1 No Building)	13%	
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)%	32%	
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)		1,639
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1,147
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)		1,171
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)		1,145
11	Balance available in Separate Bank A/c as on 30.06.2025		1.47
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		26
This certificate is being issued on specific request of EPOCH Realtech Pvt. Ltd. for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 14.07.2025 Place: Greater NOIDA			