



| Form — 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |                                            |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |                                            |
| Information as on 31-12-2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |                                            |
| Certification work Assigned vide letter No -----                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Dated :-                   |                                            |
| <b>Subject:</b> Certificate of amount incurred for Construction of Presidential Villas Tower/Block/Building(s) 22 block(s) situated on Khasra no /Plot No REP- 01, demarcated by its boundaries (latitude and longitude of the end-points) to the North 28° 28' 38", 77°32'13" to the East of Village Gautam Buddha Nagar, Tehsil Competent Authority/Development Authority Greater Noida Development Authority, District Gautam Buddha Nagar, PIN 201308, admeasuring sq. meter area, being developed by AR LANDCRAFT LLP having RERA Registration No. UPRERAPRJ13203, Designated A/C No. 389005000141 Bank Name ICICI Bank Ltd. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Presidential Villas Budget | Presidential Villas Actuals                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Rs in INR                  | Rs in INR                                  |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Total Cost Estimated       | Amount incurred (actual out-flow) till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 3                          | 4                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner and legal costs on land transaction.<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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).<br>(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 | 987,586,979                | 965,700,363                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 987,586,979                | 965,700,363                                |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Total Cost Estimated       | Amount incurred (actual out-flow) till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 3                          | 4                                          |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 115,935,696                | 100,637,216                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 115,935,696                | 100,637,216                                |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site), Site Overheads,<br>(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).<br>(c) Cost of material actually purchased<br>(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project)                                                                                                                                                                                                                                                                                                                                                                                     | 3,447,595,036              | 2,065,485,139                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3,447,595,036              | 2,065,485,139                              |

|                                                                                                                                                                                                                                        |                                                                                                                                                                                     |               |               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| 3B                                                                                                                                                                                                                                     | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                    | 3,447,595,036 | 2,065,485,139 |
| 3C                                                                                                                                                                                                                                     | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                       | 3,447,595,036 | 2,065,485,139 |
| 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) | -             | -             |
| 3                                                                                                                                                                                                                                      | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                | 3,447,595,036 | 2,065,485,139 |
| 4                                                                                                                                                                                                                                      | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                         | 4,551,117,711 | 3,131,822,718 |
| 5                                                                                                                                                                                                                                      | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                             | 59.91%        |               |
| 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 )%                                | 68.81%        |               |
| 7                                                                                                                                                                                                                                      | Total amount received from allottees till date since Inception of the Project (in Rs )                                                                                              | 2,575,365,369 |               |
| 8                                                                                                                                                                                                                                      | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                        | 1,802,755,759 |               |
| 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 )                 | 3,131,822,718 |               |
| 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 ) | 1,786,635,315 |               |
| 11                                                                                                                                                                                                                                     | Balance available in Designated A/c                                                                                                                                                 | 16,120,444    |               |
| 12                                                                                                                                                                                                                                     | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                   | 1,345,187,404 |               |
| This certificate is being issued on specific request of M/s AR Landcraft LLP for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief. |                                                                                                                                                                                     |               |               |

For Singhal Jain & Associates

Chartered Accountants

FRN: 024487N



CA Jay Prakash Yadav

Partner

M. No.: 550341

Dated: 11-01-2023

Place: New Delhi

UDIN: 23550341BGUSKH4120