

ENGINEER'S CERTIFICATE

14/07/25

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s) of the Project "Veda Residences" [UPRERA Registration Number] situated on the Khasra No 228, 229 & 230 Demarcated by its boundaries (latitude and longitude of the end points) 26°45'52.9"N 82°12'37.25"E to the North 26°45'50.42"N 82°12'37.07"E to the South 26°45'50.54"N 82°12'38.42"E to the East 26°45'51.10"N 82°12'35.56"E to the West of village Kudha Keshavpur, Tehsil Sadar, Competent/ Development authority Ayodhya Development Authority, District Ayodhya, PIN 224123 admeasuring 3182.42 sq.mts. area being developed by M/s Aurika Developers LLP of 1 No. of Building(s) of the Project "Veda Residences" [UPRERA Registration Number] situated on the Khasra No 228, 229 & 230 Demarcated by its boundaries (latitude and longitude of the end points) 26°45'52.9"N 82°12'37.25"E to the North 26°45'50.42"N 82°12'37.07"E to the South 26°45'50.54"N 82°12'38.42"E to the East 26°45'51.10"N 82°12'35.56"E to the West of village Kudha Keshavpur, Tehsil Sadar, Competent/ Development authority Ayodhya Development Authority, District Ayodhya, PIN 224123 admeasuring 3182.42 sq.mts. area being developed by M/s Aurika Developers LLP

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s/Shri/Smt Vineeta P. Singhania as L.S. / Architect ;
- (ii) M/s/Shri/Smt V.D. Sharma as Structural Consultant
- (iii) M/s/Shri/Smt Bikramjiet Kukreja as MEP Consultant
- (iv) M/s/Shri/Smt Neeraj Tyagi as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs.5900 Lac (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose
4. The estimated actual cost incurred till date 30/06/25 is calculated at Rs. 56.51 (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 50 Lac(Total of S.No. 4 in Tables A and B).
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30/06/25 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (Lac)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ 5,850.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 56.51
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.97%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 5,793.49
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%

(Enclose separate sheets for the cost calculations for each unit/building or tower)

TABLE B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amount (Lac)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	₹ 50.00
2	Cost incurred as on_(based on the actual cost incurred as per records)	₹ 0.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ 50.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹ 0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%

Signature of Engineer

Name Neeraj Tyagi

Address Sector-23, Ghazialabad, UP

Aadhar No. 259874460874

PAN No. ADQPT4142B

JPMG & ASSOCIATES LLP

Chartered Accountants

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30.06.2025

Certification work Assigned vide letter dated 09.07.2025

Dated :- 14.07.2025

On the basis of information/records produced before us for verification, we hereby certify the amount incurred for Construction of Commercial project "Veda" situated on the Khasra No. 228, 229 & 230 of village Kudha Keshavpur, Tehsil Sadar, Ayodhya, District Ayodhya, PIN- 224123 admeasuring 3182.42 sq.mts allotted by Ayodhya Development Authority & Demarcated by its boundaries 26°45'52.9"N 82°12'37.25"E to the North 26°45'50.42"N 82°12'37.07"E to the South 26°45'50.54"N 82°12'38.42"E to the East 26°45'51.10"N 82°12'35.56"E to the West, developed by M/s Aurika Developers LLP (ACE-8512) having RERA Registration No. (NOT YET ALLOTTED), Designated Bank A/C No. 57500001662072 maintained with HDFC Bank Limited, Ram Path Ayodhya Branch C P Awas Vikas Colony Awadhuri Yojna Ayodhya Uttar Pradesh 224001, IFSC- HDFC0009505.

S.No.	Particulars	Total Cost Estimated (Rs.in lakh)	Amount incurred (actual out-flow) till now (Rs.in lakh)
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.	3,392.74	121.54
	SUB TOTAL LAND COST (in Rs.)	3,392.74	121.54
2	Project Clearance Fees		
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	231.98	66.45
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	231.98	66.45
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;	5,900.00	56.51
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5,900.00	56.51
3B	Cost of construction incurred (As Certified by Project Engineer)	5,900.00	56.51
3C	Total Construction Cost (Lower of 3A and 3B.)	5,900.00	56.51



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A Limited Liability Partnership with Identity No. AAY-7022 (Formerly Arun Ketan & Associates, a Partnership Firm)

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)	1,048.00	197.83
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	6,948.00	254.34
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	10,572.72	442.33
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	1%	
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)%	4%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	161.10	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	113.00	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	442.33	
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)	111.72	
11	Balance available in Designated A/c.	0.70	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	329.91	

This certificate is being issued on specific request of M/s Aurika Developers 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 and without any liability of whatsoever nature on our part.

For J P M G & ASSOCIATES LLP
CHARTERED ACCOUNTANTS
FRN: 513522C/N500382

CA ANAND SWAROOP GARG
PARTNER
M.No. 086959
UDIN: 25086959BMLCEN5091



Place : Delhi
Dated : 14.07.2025