

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 31.12.2025

Certification work Assigned vide letter dated 12.01.2026

Dated :- 15.01.2026

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 Awadhupuri 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	3	4
1	(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.	3,826.19	1,412.46
	SUB TOTAL LAND COST (in Rs.)	3,826.19	1,412.46
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)	231.98	108.95
	SUB TOTAL FEES PAID (in Rs.)	231.98	108.95
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);	5,900.00	129.72
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5,900.00	129.72
3B	Cost of construction incurred (As Certified by Project Engineer)	5,900.00	129.72
3C	Total Construction Cost (Lower of 3A and 3B.)	5,900.00	129.72
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	614.55	10.00

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

3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	6,514.55	139.72
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	10,572.72	1,661.13
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	2.20%	
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)%	15.71%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	555.24	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	388.67	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project) (Column 3 of Row 4 * row 6)	1,661.13	
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)	388.67	
11	Balance available in Designated A/c.	0.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1,272.46	

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 SAURABH JAIN
PARTNER
M.No. 532013
UDIN: 26532013RMLTCF3644



Place : Delhi
Dated : 15.01.2026