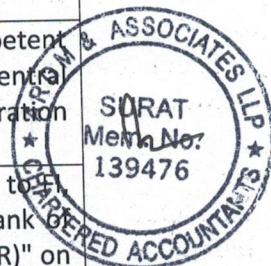


# ARDM & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

| CHARTERED ACCOUNTANT CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                   |                      |                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------|
| (FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                   |                      |                                               |
| Information as on_ 30 <sup>th</sup> Sept, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                   |                      |                                               |
| Certification work Assigned vide letter No: ARDM/RERA/CER/23-24/02                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                   | Dated:-10.10.2023    |                                               |
| Subject: Certificate of amount incurred on LIG/EWS Block for Construction of Building / Three Blocks of "A, C, & D" of the Project situated on the Plot No. LIG/EWS Block, Sector-3, ADITYA WORLD CITY, INTEGRATED TOWNSHIP, SHAHPUR, BAMHETA, PARGANA DASNA, TEHSIL & DISSTRIC GHAZIABAD, UTTAR PRADESH, Demarcated by its boundaries (Latitude 28*38'57.6"N & 28*38'56.3"N and Longitude 77*29'04.2"E & 77*29'07.3" E of the end points) 12M wide road to North, Other Property to South, Other Property to the East, Plotted Development to the West. Competent / Development authority 'GHAZIABAD DEVELOPMENT AUTHORITY", GHAZIABAD, District Ghaziabad PIN 201001 admeasuring 7,572.44 sq. meter area, being developed by Agarwal Associates (Promoters) Limited having RERA Registration No. UPRERAPRJ15047 Designated A/C 41540200000579, (Erstwhile 604100301000360), Bank Name- Bank of Baroda (Erstwhile Vijaya Bank) |                                                                                                                                                                                                                                                                   |                      |                                               |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Particulars                                                                                                                                                                                                                                                       | Total Cost Estimated | Amount incurred (actual out-flow) up till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2                                                                                                                                                                                                                                                                 | 3                    | 4                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                   | Rs. In Lakhs         | Rs. In Lakhs                                  |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Land Cost                                                                                                                                                                                                                                                         |                      |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (a) Acquisition cost of land (Purchase or through agreement with land owners) and legal cost on land transaction:                                                                                                                                                 |                      | 267.65                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (b) Amounts payable to obtain development rights, additional FAR and any other incentive under local Authority or State Government or any statutory authority, if any                                                                                             |                      | 0.00                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (c) Acquisition cost of TDR ( transfer of development rights ) , if any                                                                                                                                                                                           |                      | 0.00                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (d) Amounts payable to State Governments 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 )                             |                      | 52.57                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (e) Interest (Other than Penal Interest, Penalties etc) paid to 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. |                      | 0.00                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SUB TOTAL LAND COST (in Rs.)                                                                                                                                                                                                                                      | 320.21               | 320.21                                        |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Project Clearances Expenses (in RS.                                                                                                                                                                                                                               |                      |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (a) Fees paid to RERA                                                                                                                                                                                                                                             |                      | 0.52                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (B) Fees paid to local authority                                                                                                                                                                                                                                  |                      | 7.83                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (c Consultant /Architect Fees (directly attributable to Project)                                                                                                                                                                                                  |                      | 2.41                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (d) Any Other (Specify)                                                                                                                                                                                                                                           |                      | 0.00                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SUB TOTAL FEES PAID (in Rs.)                                                                                                                                                                                                                                      | 25.00                | 10.75                                         |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Cost of Development / Cost of Construction                                                                                                                                                                                                                        |                      |                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (a) Cost of services (water, electricity to construction site), Site Overheads                                                                                                                                                                                    |                      | 0.00                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (b) Depreciation cost on Machinery and equipments purchased                                                                                                                                                                                                       |                      | 0.00                                          |



**Head Office:** 206-B, Center Point, Near Kadiwala School, Ring Road, Surat-395002, Gujarat  
**Contact:** 9374831396, 8690618380, 0261-4046683, **E-Mail:** rathiarvind1985@gmail.com  
**Branch Office:** F-002, BPTP Park Prime, Sector 66, Gurgaon – 122101, Haryana  
**Contact:** 9818686864, 0129-4988246, **E-Mail:** deepakmittal@ksaindia.in

# A R D M & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

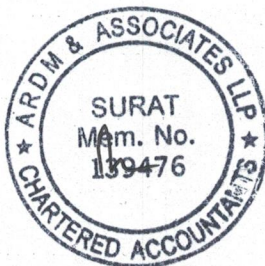
|     |                                                                                                                                                                                   |                 |                 |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
|     | or hired and maintenance cost, consumables etc. (so long these costs are directly incurred in the construction of the concerned project);                                         |                 |                 |
|     | (c) Costs of material actually purchased                                                                                                                                          |                 | 688.04          |
|     | (d) Cost of Labour (excluding cost of salaries of employees of the company not directly attached to the Project)                                                                  |                 | 928.54          |
|     | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                      | <b>1,575.00</b> | <b>1,616.58</b> |
| 3 B | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                  |                 | 1,599.20        |
| 3 C | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                              |                 | <b>1,599.20</b> |
| 3 D | 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) |                 | 0.00            |
| 3   | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                       |                 | <b>1,599.20</b> |
| 4   | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                | <b>1,920.21</b> | <b>1,930.16</b> |
| 5   | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                           |                 | 101.54%         |
| 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)%                                |                 | 100.52%         |
| 7   | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                            |                 | 483.78          |
| 8   | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                      |                 | 338.65          |
| 9   | Cumulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6 )</b>         |                 | 1,930.16        |
| 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) |                 | 335.97          |
| 11  | Balance available in Designated A/c.                                                                                                                                              |                 | 3.82            |
| 12  | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                          |                 | 1,594.19        |

This certificate is being issued on specific request of M/s Agarwal Associates (Promoters) Limited for UP RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

**For ARDM & Associates LLP**  
**Chartered Accountants**  
**(Registration Number: 136053W)**

*Arvind Rath*  
**ARVIND KUMAR RATHI**  
**Partner**

**Membership Number: 139476**  
**UDIN: 23139476BGVIBS5133**  
**Place: Surat**  
**Date: Nov 01, 2023**



**Head Office:** 206-B, Center Point, Near Kadiwala School, Ring Road, Surat-395002, Gujarat  
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