

UDIN - 26412427MJVFZ9184		Form REG 3	
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on : 31.03.2026			
Certification No.- RNGC/RERA/UP/DPK/2228		Date :- 14.04.2026	
Subject: Certificate of amount incurred on project "Abhyudaya Celestial" for Construction of 1 Tower/Block/Building(s) situated on Part of Khasra no. 130 & 164 in Shalimar One World Township demarcated by its boundaries : 26.8289347, 81.026294 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Village -Baghamau, Tehsil-Lucknow, Competent Authority- Lucknow Development Authority, District- Lucknow, admeasuring 4625 sq. meter, being developed by M/s Abyudaya Housing & Construction Private Limited having RERA Registration No. UPRERAPRJ414462/06/2025, Designated A/c No. - 43068913106, Bank Name:- State Bank of India, Commercial Branch, Lucknow, U.P.			
		Rs. in Lakhs	
S.No.	Particulars	Total Cost Estimated	Amount incurred
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.	2908.77	2908.77
	SUB TOTAL LAND COST	2908.77	2908.77
S.No.	Particulars	Total Cost Estimated	Amount incurred
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)	222.23	174.77
	SUB TOTAL FEES PAID	222.23	174.77
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);	10879.00	1130.23
	Sub Total of Construction Cost (sum of (a) to (d) of Row 3a)	10879.00	1130.23
3B	Cost of construction incurred (As Certified by Project Engineer)	10879.00	1150.00
3C	Total Construction Cost (Lower of 3A and 3B.)	10879.00	1130.23
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)	250.00	59.43
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	11129.00	1189.66
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	14260.00	4273.20

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	10.57%
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)%	29.97%
7	Total amount received from allottees till date since Inception of the Project	596.06
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	417.24
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)	4273.20
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)	394.47
11	Balance available in Designated A/c	22.77
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	3878.73

This certificate is being issued on specific request of M/s Abhyudaya Housing & Construction Private Limited for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Notes: -

1. In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
2. We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
3. Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.
4. As per verification of books of accounts of the promoter, total project cost incurred of Rs. 4273.20 lakhs as mentioned in Point 4 above has been divided into following two parts:
 - a) That Rs 4089.71 Lacs (Total project cost incurred Rs. 4273.20 lakhs - Amount due to billers/vendors/contractors Rs. 183.48 lakhs) has been actually spent on the on land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(1)(d) and is, therefore, admissible for withdrawal from Separate Account
 - b) That Rs. 183.48 lakhs is the amount for which bills/invoices from the billers/vendors/contractors have been received for the work already rendered by them for the land, construction and development of the project being due for payment, are therefore, admissible for payment from Separate Account directly to the billers/vendors/contractors in their bank account as per attached list.

Date :- 14.04.2026

Place: Jaipur

For Ramanand Goyal & Company
FRN. 002384C

CA Punit Gupta
(Partner)

Membership No: 412427



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List of billers/vendors/contractors due for payment as on 31.03.2026 for the project "Abyudaya Celestial"					
S. No.	Particulars	Amount due in Rs.	A/c No.	Bank	IFSC Code
1	A & A ENTERPRISES	26,694.00	924030060341158	Axis bank	UTIB0000355
2	MASV OUTDOOR ADVERTISING LLP	1,49,640.00	387705000112	ICICI bank	ICIC0003877
3	PRIME MEDIA	2,48,712.00	201003031194	INDUSIND BANK LTD	INDB0000563
4	ROSHNI VISHWAKARMA	1,00,000.00	923010059501692	Axis bank	UTIB0001655
5	42MM ARCHITECTURE	4,00,000.00	50200070163872	HDFC Bank Ltd	HDFC0000043
6	AMBAY TESTING SOLUTIONS PRIVATE LIMITED	17,604.00	924020043749314	Axis bank	UTIB0000311
7	BAJAJ STEEL TUBE	1,02,155.00	1856009300012395	Punjab National Bank	PUNB0185600
8	BOOMERANG BUSINESS DEVELOPER SERVICES LLP	46,400.00	03942560001769	HDFC Bank Ltd	HDFC0002649
9	GALLANTT ISPAT LIMITED	1,10,34,142.00	42444307707	State Bank of India	SBIN0017640
10	GS INFRA TECH.	3,53,498.00	924020044301139	Axis bank	UTIB0003818
11	HFS ENTERPRISES	4,071.00	695905500294	ICICI bank	ICIC0006959
12	NARAYAN ASSOCIATES	10,21,794.00	126405002281	ICICI bank	ICIC0001264
13	ULTRA TECH CEMENT LIMITED	36,03,333.00	URCZUTP140207088	Yes Bank Ltd	YESB0CMSNOC
14	ADIDEV ENTERPRISES	73,556.00	126305500917	ICICI bank	ICIC0001263
15	ALI MOHAMMAD (CONTRACTOR)	2,570.00	684810110003415	Bank of India	BKID0006848
16	GS INFRA TECH.	2,04,586.00	924020044301139	Axis bank	UTIB0003818
17	Kapil Traders	5,68,274.00	62400200000019	Bank of Baroda	BARB0VJKOTG
18	M/s Harshita Buildcon	15,351.00	50200016957032	HDFC Bank Ltd	HDFC0000278
19	Sumit Enterprises	70,718.00	241651000188	ICICI bank	ICIC0002416
20	TANAY CONSTRUCTION	3,05,352.00	2198102100001865	Punjab National Bank	PUNB0219810
	Total	1,83,48,450.00			

