

| Form -- 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                           |                                                  |
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| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                           |                                                  |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                           |                                                  |
| Information as on 30th September, 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                           |                                                  |
| Certification work Assigned vide letter No. ....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Dated :-                                  |                                                  |
| <b>Subject:</b> Certificate of amount incurred on for Construction of Windsor at Godrej Golf Links Tower/Block/Building(s) situated on Khasra no./Plot No. REP-01, demarcated by its boundaries (latitude and longitude of the end-points) 28° 28' 38" to the North, 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 201308 sq. meter area, being developed by M/s AR LANDCRAFT LLP having RERA Registration No. UPRERAPRJ16712, Designated A/C No. 389005000245 Bank Name ICICI-Bank Ltd. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                           |                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Windsor at<br>Godrej Golf Links<br>Budget | Windsor at Godrej<br>Golf Links Actuals          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Rs. in lacs                               | Rs. in lacs                                      |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Total Cost<br>Estimated                   | Amount incurred<br>(actual out-flow) till<br>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. | 2,817.90                                  | 2,667.46                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2,817.90                                  | 2,667.46                                         |

  

| S.No.                                                                                                                                                                                                                                        | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Total Cost<br>Estimated | Amount incurred<br>(actual out-flow) till<br>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)                                                                                                                                                                                                                                                                                                                                  | 315.82                  | 211.10                                           |
|                                                                                                                                                                                                                                              | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 315.82                  | 211.10                                           |
| 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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project); | 12,270.50               | 5,332.25                                         |
|                                                                                                                                                                                                                                              | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               | 12,270.50               | 5,332.25                                         |
| 3B                                                                                                                                                                                                                                           | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 12,270.50               | 5,332.25                                         |
| 3C                                                                                                                                                                                                                                           | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 12,270.50               | 5,332.25                                         |
| 3D                                                                                                                                                                                                                                           | <b>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)</b>                                                                                                                                                                                                                                                                                                                                   | -                       | -                                                |
| 3                                                                                                                                                                                                                                            | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12,270.50               | 5,332.25                                         |
| 4                                                                                                                                                                                                                                            | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 15,404.22               | 8,210.81                                         |
| 5                                                                                                                                                                                                                                            | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                                    | 43.46%                  |                                                  |
| 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 ) %                                                                                                                                                                                                                                                                                                                                                                      | 53.30%                  |                                                  |
| 7                                                                                                                                                                                                                                            | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                     |                         | 5,158.87                                         |
| 8                                                                                                                                                                                                                                            | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                         | 3,611.21                                         |
| 9                                                                                                                                                                                                                                            | Cumulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project)</b> (Column 3 of Row 4 * row 6 )                                                                                                                                                                                                                                                                                                                                                  |                         | 8,210.81                                         |
| 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 )                                                                                                                                                                                                                                                                                                                                        |                         | 3,584.77                                         |
| 11                                                                                                                                                                                                                                           | Balance available in Designated A/c.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                         | 26.44                                            |
| 12                                                                                                                                                                                                                                           | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 - Row 10)</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |                         | 4,626.04                                         |
| 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/me and is true to the best of our/my knowledge and belief. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |                                                  |

For JP Yadav & Associates  
Chartered Accountants



Jay Prakash Yadav  
 M.No. 550341  
 FRN: 033586N  
 Dated :- 07-10-2021  
 Place :- Delhi  
 UDIN:- 21550341AAAAU2799