

# RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

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| UDIN:- 25412427BMITGB3556                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Form - REG 03        |                 |
| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                 |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                 |
| Information as on : 30.06.2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                 |
| Certificate No. - RNGC/RERA/UP/DPK/1978                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Date: 08.10.2025     |                 |
| Subject: Certificate of amount incurred on project "APNAA AWAS" for Construction of Plots/Flats/Shops situated on Khasra no. 30, Patholi, Agra demarcated by its boundaries : 27°10'11.81°N, 77°55'40.51°E, 27°10'13.46°N , 77°55'34.58°E (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village- Patholi, Tehsil- Agra, Agra Development Authority, District-Agra , admeasuring 17610 sq. meter, being developed by M/S Atul Infraestate LLP having RERA Registration No. UPRERAPRJ17447, Designated A/C No.- 005081300000792, Bank Name:- Yes Bank Limited, Sanjay Palace, Agra |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Rs. In Lakhs         |                 |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Total Cost Estimated | Amount incurred |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 3                    | 4               |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Land Cost<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. | 372.00               | 372.00          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SUB TOTAL LAND COST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 372.00               | 372.00          |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Project Clearance Fees<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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 400.00               | 332.64          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SUB TOTAL FEES PAID                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 400.00               | 332.64          |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Cost of Development And construction<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 Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project).                                                                                                                                                                                                                                                                                                                                                                                        | 2,828.00             | 1,392.15        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Sub Total of Construction Cost (sum of (a) to (d) of Row 3a )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2,828.00             | 1,392.15        |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2,828.00             | 1,400.00        |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2,828.00             | 1,392.15        |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | -                    | -               |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2,828.00             | 1,392.15        |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3,600.00             | 2,096.78        |

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CHARTERED ACCOUNTANTS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                      |                 |
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| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                              | 49.50%          |
| 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 )%                                 | 58.24%          |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total amount received from allottees till date since Inception of the Project (Excluding GST and Net of Cancellations)                                                               | 631.76          |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>                                                                                                                  | 442.23          |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Cummulative Amount that can be withdrawn from Designated A/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project)</b><br><b>(Column 3 of Row 4 * row 6 )</b> | 2,096.78        |
| 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 )  | 442.00          |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Balance available in Designated A/c.                                                                                                                                                 | 0.23            |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 - Row 10)</b>                                                                             | <b>1,654.78</b> |
| This certificate is being issued on specific request of M/s Atul Infraestate 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.                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                      |                 |
| Note: -<br>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.<br>2. We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.<br>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. |                                                                                                                                                                                      |                 |
| Date: 08.10.2025<br>Place: Jaipur<br>For Ramanand Goyal & Company<br>FRN: 002384C<br> <br>CA Punit Gupta<br>(Partner)<br>Membership No: :412427                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                 |
| <div>C-94, LALKOTHI, SCHEME<br/>JAIPUR-15, RAJASTHAN<br/>MOBILE: +91 9829555874</div> <div>31-32, FIRST FLOOR, C.S.C. RAJDHANI<br/>ENCLAVE, PITAMPURA, NEW DELHI-34<br/>MOBILE: +91 9811547277</div> <div>E-MAIL: MAIL@RNGCA.COM<br/>WEB: WWW.RNGCA.COM<br/>TELEFAX +91 1412742995</div>                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                 |