RAMANAND GOYAL & COMPANY
CHARTERED ACCOUNTANTS

UDIN:-26412427VRQPWD4993 **Form - REG 03**

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on : 15.03.2026

Certificate No. - RNGC/RERA/UP/TY/2191 Date: 11.04.2026

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** (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.	372.00	372.00
	SUB TOTAL LAND COST	372.00	372.00
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)	400.00	335.97
	SUB TOTAL FEES PAID	400.00	335.97
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);	2,828.00	1,666.18
	Sub Total of Construction Cost (sum of (a) to (d) of Row 3a)	2,828.00	1,666.18
3B	*Cost of construction incurred (As Certified by Project Engineer)*	2,828.00	1,667.00
3C	***Total Construction Cost (Lower of 3A and 3B.)***	2,828.00	1,666.18
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	1,666.18
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	3,600.00	2,374.14

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	58.95%
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)%	65.95%
7	Total amount received from allottees till date since Inception of the Project (Excluding GST and Net of Cancelations)	710.37
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	497.26
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)**	2,374.14
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)	495.00
11	Balance available in Designated A/c.	2.26
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	**1,879.14**

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: -
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.

Date: 11.04.2026
Place: Jaipur
For Ramanand Goyal & Company
FRN: 002384C

Ramanand Goyal & Company JAIPUR Chartered Accountants

CA Punit Gupta
(Partner)
Membership No: 412427

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