			Form — 5
(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31-03-2025			
Certification work Assigned vide letter No. HOMEKRAFT/PH/Mar/2024-25/004		**Dated :- 09th April, 2025**	

Subject: Certificate of amount incurred on **Pious Hideaways [UPRERA: UPRERAPRJ442430]** for Construction of 12 Towers situated on **Plot No.SC 02/ J&K, Sector 150, Noida** demarcated by its boundaries **28°25'9.08"N, 77°29'29.62"E, 28°24'59.94"N, 77°29'23.28"E** of Village NA, Competent Authority/Development Authority NOIDA, District Gautam Budh Nagar , PIN 201301, admeasuring**32374.848 sq. meter area**, being developed by Homekraft Infra Private Limited with **Designated RERA A/C No 001472400000099 Bank Name Yes Bank Limited**

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
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.	21,800	16,781
	SUB TOTAL LAND COST (in Rs.)	**21,800**	**16,781**
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)	712	407
	SUB TOTAL FEES PAID (in Rs.)	712	407
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);	35,000	34,886
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	**35,000**	**34,886**
3B	***Cost of construction incurred (As Certified by Project Engineer)***	**35,000**	**34,886**
3C	***Total Construction Cost (Lower of 3A and 3B.)***	35,000	34,886
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)***	5,400	5,369
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	40,400	40,255
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**62,912**	**57,443**
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		100%
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)%		91%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		71,671
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**		50,170

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014621C/N500088
Chartered Accountants

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)**	57,443
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)	50,168
11	Balance available in Designated A/c.	2.20
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	7,275

Notes:

1.This certificate is being issued on specific request of M/s Homekraft Infra 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.

2. Based upon the management confirmation, land cost has been taken on actual cost incured basis.

3.Based upon the management confirmation, the budgeted cost has been revised and we relied upon the same.

4. Security Deposit Rs.38.38Cr. earlier paid to land owner and considered as cost of project applied and now the samesecurity has been refunded back due to application of Occupancy certificate

5.Based upon the management confirmation,Budget cost has been revised.

6. The total cost of project has been considered on accrual basis. The total cost includes the expenses booked till date of certificate and value of inventory as on certificate date.

7. For issuance of above certificate we have relied on the previously issued CA certificate dated 10th Jan 2025, covering the details and information upto 31st Mar 2025. We have only verified the transaction covering the period 1st Jan 2025 to 31st Mar 2025 on a sample basis and complied the certificate figures i.e amount incurred till 31st Mar 2025.

FOR APT and Co LLP.
Chartered Accountants
(FRN: 014621C/N500088)

CA Sanjeev Aggarwal
(Partner)
M.No. 501114
Place:Gurugram
Date:April 9,2025
UDIN: 25501114BMIQXM6859.

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