A P T and Co LLP
Chartered Accountants

The Board of Directors
Homekraft Infra Private Ltd
CIN No. U70200DL2017PTC314287
711/92, Deepali Nehru Place,
Delhi South Delhi,
110019

Sub: Certificate of verification of expenditure incurred and paid for the purpose of withdrawal of money from 70% RERA Account.

1. This Certificate has been issued in accordance with the terms of our engagement in relation to verification of RERA Account having A/c No. 57500000203747 in HDFC Bank for the quarter ended on 31st December 2023.
2. The accompanying Statement of details regarding the expenditure incurred and paid as well as RERA A/c details (hereinafter referred to as the **"Form 5"**) for verification of the same as per subject mentioned above.

Management's Responsibility for the Statement

3. The preparation of the Statement is the responsibility of the Management **of Homekraft Infra Private Ltd. (hereinafter the "Company")** including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances and to ensure that the same is free from any material misstatement or fraud.

4. The Management is also responsible for ensuring that the Company complies with the requirements in respect of the statutory dues/ statutory compliance as applicable in reference to this statement of certificate.

5. The Management is also responsible to provide the books of accounts and related bank statements without any manipulation or concealment for the purpose of verification.

6. The Management is also responsible for providing the estimated Budgeted amounts as per the RERA Regulations.

Practitioner Responsibility:

7. Pursuant to the required documents, it is our responsibility to provide a reasonable assurance as to arithmetical accuracy and compilation of data from the books provided by the management.

8. We conducted our examination of the Statement in accordance with the Guidance Note on Certificates or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

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Chartered Accountants

10. We have verified the supporting documents on a sample basis in respect of the verification of contents as per the annexure to ensure that approximately 60-80% of the value as mentioned in the certificate has been got verified.

Opinion

11. Based on our examination, as above, we are of the opinion that:

i) the amounts in the Annexure for the period mentioned above in the certificate have been accurately extracted from the books of accounts maintained by the company;

ii) the amounts in the Annexure for the quarter has been computed in accordance with the generally accepted accounting principles.

Restriction on Use

12. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose to ensure that the same is to be used only for the purpose of providing the same to the bank/ FI's for withdrawal of the said amount from the RERA A/c. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

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

APT and Co LLP * Chartered Accountants * CA FRN 014621C/N500088

CA Sanjeev Aggarwal
(Partner)
M.No.501114
Place: Gurugram

Date: 13-01-2024
UDIN: 24501114BKCIFC8386

Encl: Form-5

Form — 5

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

Information as on 31st Dec, 2023

Certification work Assigned vide letter No. HOMEKRAFT/NOB/Dec/2023-24/Q3 | Dated :- 13th Jan, 2024

Subject: Certificate of amount incurred on Nobility for Construction of 10 towers T1 to T10 project situated on **Plot no 01/GH04, Sector 04, Greater NOIDA (W)** demarcated by its boundaries 28°36'41"N, 77°26'18"E to the North 28°36'35"N, 77°26'17"E to the South 28°36'37"N, 77°26'19"E to the East 28°36'38"N, 77°26'15"E to the West of village NA Tehsil DADRI PIN - 201009, Competent Authority/Development Authority GNIDA, District Gautam Budh Nagar, PIN 201009, admeasuring **20000 sq. meter area**, being developed by HomeKraft Infra Private Limited **(RERA Regn No. UPRERAPRJ284035)** with **Designated RERA A/C No 57500000203747 Bank Name HDFC Bank Limited**

S.No.	Particulars	Total Cost Estimated (Rs.in lacs)	Amount incurred (actual out-flow) till now (Rs. In lacs)
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.	17,586	17,123
	SUB TOTAL LAND COST (in Rs.)	**17,586**	**17,123**
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)	605	344
	SUB TOTAL FEES PAID (in Rs.)	**605**	**344**
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);	24,170	22,596
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	24,170	22,596
3B	*Cost of construction incurred (As Certified by Project Engineer)*	24,170	22,596
3C	*Total Construction Cost (Lower of 3A and 3B.)*	**24,170**	**22,596**
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)*	1,800	1,642
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*	25,970	24,238

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4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**44,160**	**41,705**
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		93%
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)%		94%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		45,732
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**		32,012
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)**		41,705
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)		32,008
11	Balance available in Designated A/c.		4
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**		9,697

Note:-

1. This certificate is being issued on specific request of M/s HomeKraft Infra Private Limited for the project Nobility 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 incurred basis.
3. Based upon the management confirmation,the budegeted cost has been revised and we have relied upon the same.
4. As confirmed by the management, the security deposit of Rs.4 crores has been refunded and the Land cost has been adjusted accordingly.

For and on Behalf of firm,
APT & Co. LLP
Chartered Accountants
FRN: 014621C/N500088

APT and Co LLP * FRN 014621C/N500088 * Chartered Accountants

C.A. Sanjeev Aggarwal
Partner
MN. 501114
Place: Gurgaon
Date: 13th January 2024
UDIN: 24501114BKCIFC8386