



SGNA & COMPANY

Chartered Accountants

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 31.12.2021

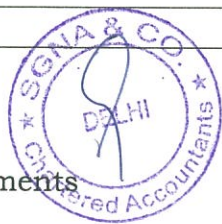
Certification work Assigned vide letter No.AIPL/RERA/2021-22/09

Dated :- 12.01.2022

Subject:-Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s) of the Project Artha Block-A [UPRERA Registration Number-UPRERAPRJ981876] situated on the Plot no. 21 Sector Techzone-IV, Greater Noida UP, Demarcated by its boundaries (latitude and longitude of the end points) 28°35'34.5"N 77°26'12.9"E to the North 28°35'27.4"N 77°26'13.0"E to the South 28°35'29.3"N 77°26'16.6"E to the East 28°35'32.8"N 77°26'09.4"E to the West of Greater Noida, Tehsil Gautam Buddha Nagar Competent Development authority Greater Noida Development authority District Gautam Buddha Nagar PIN 201306 admeasuring 17440 sq.mts. (38440 Sq.Meters Built Up Area) area being developed by Artha Infratech Pvt. Ltd, Designated account number 57500000433901 --- Bank- HDFC

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.	809.60	809.60
	SUB TOTAL LAND COST (in Rs.)	809.60	809.60

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
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)	140.68	41.93
	SUB TOTAL FEES PAID (in Rs.)	140.68	41.93



Head Office: B-3/4, Mangla Apartments
53, I.P. Extn., Delhi - 110092.
Mobile: (+91)9811535349
Email ID: shaileshg_fca@yahoo.co.in

Branch: 38, Khemchand Market
Khanpur, New Delhi - 110062
Phone : (+91) 9899139292
Email ID : info@globaltax.co.in

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);	9827.09	432.4
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	9827.09	432.4
3B	Cost of construction incurred (As Certified by Project Engineer)	9827.09	401
3C	Total Construction Cost (Lower of 3A and 3B.)	9827.09	401
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)	0	0
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	9827.09	401
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	10777.37	1252.53
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	4.04%	
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)%	11.62%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1413.37	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	989.36	
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)	1252.53	
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)	972.13	
11	Balance available in Designated A/c.	17.23	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	280.40	

This certificate is being issued on specific request of M/s Artha Infratech Pvt. Ltd. (Name of the Promoter) 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 SGNA & COMPANY
Chartered Accountants
(Firm Registration No 017007N)

Shajesh Gupta
Partner
Membership No 097856
Date 13th January 2022



UDIN No 22097856AAAAAB6170



Date: 10-Jan-2022

To
ARTHA INFRATECH PVT LTD TOWER A RERA
F-7 EAST OF KAILASH,
NEW DELHI-110065.

Sub: Request for Issuance of Conduct Certificate
Ref Account Number 57500000433901.

Dear Sir,

We are in receipt of your letter dated 4 Jan 2022 regarding issuance of Conduct certificate for bank account number 57500000433901 maintained in the name of M/s. ARTHA INFRATECH PVT LTD TOWER A RERA.

In compliance to letter submitted to the bank, we hereby confirm the following details:-

Account Number 57500000433901 is maintained in the name of M/s. ARTHA INFRATECH PVT LTD TOWER A RERA and the account was opened on 05-11-2019 and IFSC Code is HDFC0000003.

Customer is having available balance of Rs.19,24,587.70/- as on 10/01/2022 at 15:55 Hrs.

Address maintained in the account is F-7 EAST OF KAILASH, NEW DELHI-110065.

Address maintained in the account is K G MARG 209 - 214, KAILASH BUILDING, 26, KASTURBA GANDHI MARG, NEW DELHI (110001).

Thanking you,

Yours faithfully
For HDFC Bank Ltd

Authorised Signatory



Certified true copy

The certificate has been issued on special request from the customer without any risk and responsibility of HDFC BANK and its employees.

www.hdfcbank.com

Regd. Office : HDFC Bank Ltd. HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013
Corporate identity number : L65920MH1994PLC080618

M/S. ARTHA INFRATECH PVT LTD TOWER 2 RERA ACCOUNT
 ARTHA INFRATECH PVT LTD
 F-7 EAST OF KAILASH,
 NEW DELHI 110065
 DELHI INDIA

JOINT HOLDERS :
 Nomination : Not Registered
 Statement From: 01/10/21 To: 31/12/21

Account Branch : K G MARG
 Address : 209 - 214,
 KAILASH BUILDING,
 26, KASTURBA GANDHI MARG,
 NEW DELHI 110001
 City :
 State : DELHI
 Phone no. : 011-61606161
 RTGS/NEFT IFSC : HDFC0000003 MICR: 110240001
 Email : YASHJAIN@TRUSTONELNDIA.COM
 OD Limit : 0.00 Currency : INR
 Cust ID : 135662734 Pr.Code : 76 Br.Code : 3
 Account No : 57500000433890 OTHER
 A/C Open Date : 05/11/2019
 Account Status : Regular

05/10/21	EOD SWEEP 57500000433890	04/10/21	322,532.00	329,056.20
07/10/21	EOD SWEEP 57500000433890	06/10/21	357,000.00	686,056.20
11/10/21	EOD SWEEP 57500000433890	10/10/21	70,000.00	756,056.20
11/10/21	ESCROW TRF TO 57500000350178	11/10/21	680,000.00	76,056.20
12/10/21	EOD SWEEP 57500000433890	11/10/21	77,700.00	153,756.20
13/10/21	EOD SWEEP 57500000433890	12/10/21	1,693,181.00	1,846,937.20
14/10/21	EOD SWEEP 57500000433890	13/10/21	35,000.00	1,881,937.20
14/10/21	ESCROW TRF TO 57500000350178	14/10/21	1,840,000.00	41,937.20
15/10/21	EOD SWEEP 57500000433890	14/10/21	140,700.70	182,637.90
15/10/21	EOD SWEEP 57500000433890	15/10/21	7,700.00	190,337.90
17/10/21	EOD SWEEP 57500000433890	16/10/21	462,203.00	652,540.90
18/10/21	EOD SWEEP 57500000433890	17/10/21	154,700.00	807,240.90
19/10/21	EOD SWEEP 57500000433890	18/10/21	350,000.00	1,157,240.90
19/10/21	EOD SWEEP 57500000433890	19/10/21	191,800.00	1,349,040.90
20/10/21	ESCROW TRF TO 57500000350178	20/10/21	800,000.00	549,040.90
21/10/21	EOD SWEEP 57500000433890	20/10/21	439,581.10	988,622.00
22/10/21	EOD SWEEP 57500000433890	21/10/21	350,000.00	1,338,622.00
22/10/21	ESCROW TRF TO 57500000350178	22/10/21	950,000.00	388,622.00
23/10/21	EOD SWEEP 57500000433890	22/10/21	35,700.00	424,322.00
25/10/21	ESCROW TRF TO 57500000350178	25/10/21	400,000.00	24,322.00
26/10/21	EOD SWEEP 57500000433890	25/10/21	126,658.00	150,980.00
27/10/21	EOD SWEEP 57500000433890	26/10/21	514,972.50	665,952.50
28/10/21	EOD SWEEP 57500000433890	27/10/21	1,071,000.00	1,736,952.50
28/10/21	ESCROW TRF TO 57500000350178	28/10/21	1,700,000.00	36,952.50
29/10/21	EOD SWEEP 57500000433890	28/10/21	280,000.00	316,952.50
30/10/21	EOD SWEEP 57500000433890	29/10/21	1,065,120.00	1,382,072.50
31/10/21	EOD SWEEP 57500000433890	30/10/21	7,700.00	1,389,772.50
01/11/21	ESCROW TRF TO 57500000350178	01/11/21	1,350,000.00	39,772.50
03/11/21	EOD SWEEP 57500000433890	02/11/21	639,692.90	679,465.40
03/11/21	ESCROW TRF TO 57500000350178	03/11/21	650,000.00	29,465.40
04/11/21	EOD SWEEP 57500000433890	03/11/21	1,930,458.60	1,959,924.00
09/11/21	EOD SWEEP 57500000433890	08/11/21	170,184.00	2,130,108.00
10/11/21	EOD SWEEP 57500000433890	09/11/21	70,000.00	2,200,108.00

10/11/21 ESCROW TRF TO 57500000350178
11/11/21 EOD SWEEP 57500000433890
13/11/21 EOD SWEEP 57500000433890
16/11/21 EOD SWEEP 57500000433890
16/11/21 ESCROW TRF TO 57500000350178
16/11/21 EOD SWEEP 57500000433890

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2,100,000.00

282,837.80
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CONTINUE

M/S. ARTHA INFRA TECH PVT LTD TOWER A RERA ACCOUNT
ARTH A INFRA TECH PVT LTD
F- 7 EAST OF KAILASH,
NEW DELHI 110065
DELHI INDIA

JOINT HOLDERS :

Nomination : Not Registered
Statement From: 01/10/21

To: 31/12/21

Account Branch : K G MARG
Address : 209 - 214,
KAILASH BUILDING,
26, KASTURBA GANDHI MARG,
NEW DELHI 110001
City : DELHI
State : DELHI
Phone no. : 011-61606161
RTGS/NEFT IFSC : HDFC00000003 MICR: 110240001
Email : YASHJAIN@TRUSTONEINDIA.COM
OD Limit : 0.00 Currency : INR
Cust ID : 135662734 Pr.Code : 76 Br.Code : 3
Account No : 57500000433901 OTHER
A/C Open Date : 05/11/2019
Account Status : Regular

17/11/21 EOD SWEEP 57500000433890
21/11/21 EOD SWEEP 57500000433890
22/11/21 EOD SWEEP 57500000433890
22/11/21 ESCROW TRF TO 57500000350178
23/11/21 EOD SWEEP 57500000433890
23/11/21 EOD SWEEP 57500000433890
24/11/21 ESCROW TRF TO 57500000350178
25/11/21 EOD SWEEP 57500000433890
26/11/21 EOD SWEEP 57500000433890
27/11/21 EOD SWEEP 57500000433890
30/11/21 EOD SWEEP 57500000433890
30/11/21 ESCROW TRF TO 57500000350178
01/12/21 EOD SWEEP 57500000433890
02/12/21 EOD SWEEP 57500000433890
06/12/21 EOD SWEEP 57500000433890
07/12/21 EOD SWEEP 57500000433890
07/12/21 ESCROW TRF TO 57500000350178
08/12/21 EOD SWEEP 57500000433890
09/12/21 EOD SWEEP 57500000433890
10/12/21 EOD SWEEP 57500000433890
12/12/21 EOD SWEEP 57500000433890
13/12/21 ESCROW TRF TO 57500000350178
19/12/21 EOD SWEEP 57500000433890

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13/12/21
18/12/21

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4,250,000.00

2,400,000.00

2,500,000.00

1,500,000.00

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139,993.70
1,050,000.00
2,856,300.30
34,993.70
385,000.00
1,994,965.00
139,993.70
977,200.00
245,000.00
1,162,367.50
209,981.10
6,798,750.00
819,000.00
296,837.80
252,000.00
174,965.00

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1,609,445.50
1,749,439.20
359,439.20
1,409,439.20
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15,739.50
50,733.20
435,733.20
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2,570,691.90
170,691.90
1,147,891.90
1,392,891.90
2,555,259.40
2,765,240.50
265,240.50
7,063,990.50
7,882,990.50
8,179,828.30
8,431,828.30
6,931,828.30
7,106,793.30

21/12/21	EOD SWEEP 57500000433890	20/12/21	454,958.70	7,561,752.00
22/12/21	EOD SWEEP 57500000433890	21/12/21	3,231,522.00	10,793,274.00
23/12/21	ESCROW TRF TO 57500000350178	23/12/21	10,700,000.00	93,274.00
24/12/21	EOD SWEEP 57500000433890	23/12/21	192,636.00	289,970.00
25/12/21	EOD SWEEP 57500000433890	24/12/21	650,160.00	936,130.00
28/12/21	EOD SWEEP 57500000433890	25/12/21	35,000.00	971,130.00
30/12/21	EOD SWEEP 57500000433890	27/12/21	945,000.00	1,916,130.00
31/12/21	EOD SWEEP 57500000433890	29/12/21	4,493,533.80	6,409,663.80
31/12/21	ESCROW TRF TO 57500000350178	30/12/21	562,923.90	6,972,587.70
31/12/21	EOD SWEEP 57500000433890	31/12/21	6,400,000.00	572,587.70
		31/12/21	1,150,800.00	1,723,387.70

Generation Date : 10-Jan-22 11:07 Generated by : 17481

Requesting Branch Code : 598

STATEMENT SUMMARY :-

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M/S. ARTHA INFRA TECH PVT LTD TOWER A REERA ACCOUNT
 ARTHA INFRA TECH PVT LTD
 F- 7 EAST OF KAILASH,
 NEW DELHI 110065
 DELHI INDIA

JOINT HOLDERS :
 Nomination : Not Registered
 Statement From: 01/10/21 To: 31/12/21

6,524.20

Account Branch : K G MARG
 Address : 209 - 214,
 KAILASH BUILDING,
 26, KASTURBA GANDHI MARG,
 NEW DELHI 110001
 City : NEW DELHI 110001
 State : DELHI
 Phone no. : 011-61606161
 RTGS/NEFT IFSC : HDFC0000003 MICR: 110240001
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 Account No : 57500000433901 OTHER
 A/C Open Date : 05/11/2019
 Account Status : Regular

Generation Date : 10-Jan-22 11:07

Generated by : 17481

State account branch GSTIN:07AAACH2702H1Z2
 HDFC Bank GSTIN number details are available at:
<https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>
 Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013
 Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement.

Comptroller