

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN:-26412427RWKBOD2717		Form — REG 03	
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on : 20.06.2026			
Certificate No. - RNGC/RERA/UP/TY/2297		Date : 14.07.2026	
Subject: Certificate of amount incurred on project Rudra Garden City Phase-2 for Construction of 1 (one)no. of building situated on Khasra no. no Arazi No.- 512, Mauza- Godhana, Pargana- Dhus, Distt. Chandauli demarcated by its boundaries : 25.257573, 83.138220; 25.257362, 83.138062 ; 25.257403, 83.138351; 25.257591, 83.137992(latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Godhana, Tehsil- Varanasi District- Chandauli, Varanasi Development Authority admeasuring 3903 sq. meter, being developed by M/S MM Agrotech & Developers having RERA Registration No.UPRERAPRJ165029 Designated A/C No.- 39943298631, Bank Name:- State Bank of India,Varanasi			
		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.	420.00	240.00
	SUB TOTAL LAND COST (in Rs.)	420.00	240.00
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)	67.00	65.17
	SUB TOTAL FEES PAID (in Rs.)	67.00	65.17
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);	1550.00	1523.18
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1550.00	1523.18
3B	Cost of construction incurred (As Certified by Project Engineer)	1550.00	1524.00
3C	Total Construction Cost (Lower of 3A and 3B.)	1550.00	1523.18
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)	263.00	253.04
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1813.00	1776.22
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2300.00	2081.38

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	98.32%
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)%	90.49%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1,855.61
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1,298.93
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)	2,081.38
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)	1,298.40
11	Balance available in Designated A/c.	0.53
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	782.98

This certificate is being issued on specific request of M/s MM Agrotech & Developers 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.
4. As per verification of books of accounts of the promoter, total project cost incurred of Rs. 2081.38 lakhs as mentioned in Point 4 above has been divided into following two parts:
 - a) That Rs 2061.18 Lacs (Total project cost incurred Rs. 2081.38 lakhs - Amount due to billers/vendors/contractors Rs. 20.20 lakhs) has been actually spent on the on land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(1)(d) and is, therefore, admissible for withdrawal from Separate Account
 - b) That Rs. 20.20 lakhs is the amount for which bills/invoices from the billers/vendors/contractors have been received for the work already rendered by them for the land, construction and development of the project being due for payment, are therefore, admissible for payment from Separate Account directly to the billers/vendors/contractors in their bank account as per attached list.
5. The project cost estimations have been regrouped and rearranged as per actual incurred cost, however, there has been no change in the total cost of the project i.e. Rs.2300 Lacs as declared on RERA portal.

Date: 14.07.2026

Place: Jaipur

For Ramanand Goyal & Company

FRN: 002384C

CA Punit Gupta

(Partner)

Membership No: 412427



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List of billers/vendors/contractors due for payment as on 20.06.2026 for the project "Rudra Garden City Phase-2"

S. No.	Particulars	Amount due in Rs.	Bank Name	IFSC	Bank Account Details
1	Adesh Pandey	9,933.00	HDFC Bank	HDFC0002028	50100519757598
2	Deepak Roadlines	6,420.00	HDFC Bank	HDFC0001076	50200010046422
3	Rama Enterprises.	5,940.00	Punjab National Bank	PUNB0083410	08341010000140
4	Shri H R M T Company	5,000.00	HDFC Bank	HDFC0009161	50200050713081
5	A R Enterprises	5,550.00	Punjab National Bank	PUNB0369500	3695002101003019
6	Agrawal Sanitary Wares	6,590.00	Bank of India	BKID0006901	690120110000023
7	Avon Earthing Private Limited	33,467.00	AXIS Bank	UTIB0002702	921020048843834
8	Choudhary Building Material	16,000.00	Bank of India	BKID0006903	690330110000185
9	Creanza Ceramic Private Limited	2,738.00	HDFC Bank	HDFC0000307	50200056456826
10	Deeva Products Pvt Ltd	52,465.00	Kotak Mahindra Bank	KKBK0005305	8045839319
11	Gupta Agencies	5,600.00	ICICI Bank	ICIC0006283	628305010397
12	KSP Buildtech Solutions	1,25,552.00	Indian Bank	IDIB000V510	7751950253
13	M K Electricals	1,48,693.00	Kotak Mahindra Bank	KKBK0005196	1912872372
14	Modern Sanitary Stores	3,758.00	Union Bank of India	UBIN0540803	408001010023037
15	Necessa Technologies	10,856.00	HDFC Bank	HDFC0000284	59228277777777
16	Obero Fenestrations Private Limited	8,59,190.00	ICICI Bank	ICIC0006957	695705601741
17	Orbital Environmental Solutions Private Limited	1,00,386.00	Bank of India	BKID0006901	690120110000630
18	Prism Johnson Limited (RMC India Division)	1,196.99	Kotak Mahindra Bank	KKBK0000958	500044002173
19	Rajeshwari Spun Pipe Company	16,542.00	Union Bank of India	UBIN0535761	357601010028044
20	Sandeep Electricals	18,924.00	Union Bank of India	UBIN0541681	416801011011733
21	Shakti Steel Tubes	2,14,400.00	Union Bank of India	UBIN0541681	416805010000219
22	Sharma Enterprises	49,272.00	Punjab National Bank	PUNB0418200	4182002100002127
23	Shree Krishna Spun Pipes	89,444.00	AXIS Bank	UTIB0000133	921030036270223
24	Shri Vinayak Associates	33,891.00	Kotak Mahindra Bank	KKBK0005323	3445571654
25	Shyam Paints Corporation	2,600.00	HDFC Bank	HDFC0002028	50200072343606
26	Sun Enterprises	71,564.00	Indian Overseas Bank	IOBA0000370	037002000002256
27	Vinayakam	9,806.00	State Bank of India	SBIN0001773	30249012396
28	Nanak Electric Stores	99,120.00	State Bank of India	SBIN0001790	40264831549
29	ACEF Consultant Services	15,328.00	HDFC Bank	HDFC0001907	19072000000134
	Total	20,20,225.99			

For M/s MM Agrotech & Developers

Name: Bishwajeet Kumar Gupta
Authorised signatory

Date: 10.07.2026

Place: Kanpur