

To,
The Board of Directors
HOMEKRAFT INFRA PRIVATE LIMITED
CIN No. U70200DL2017PTC314287
711/92, Deepali, South Delhi, Nehru Place,
South Delhi, Delhi,
110019

Subject: 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 the verification of RERA Account having Account no. 777705020824 in the ICICI Bank for the Period ended on 31st Dec 2025.
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 the 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 **M/s Homekraft Infra Private Limited (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 data without any manipulation or concealment for the purpose of verification.
6. The Management is also responsible for providing the estimated Budgeted amount as per the RERA Regulation.

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, for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.
10. We have verified the supporting documents on a sample basis in respect of the verification of content as per the Form-5 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 the information in the Form-5 for the period mentioned above in the certificate have been accurately extracted from the books of accounts maintained by the company and data provided to us.

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 RERA. 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)

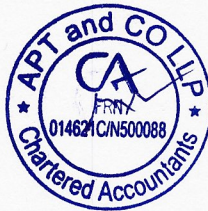

CA Sanjeev Aggarwal
(Partner)

M.No. 501114

Place: Gurugram

Date: Jan 8th, 2026

UDIN:26501114RPYXXA6364



Form — 5			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31st December 2025			
Certification work Assigned vide letter No. HOMEKRAFT/PO/December/2025-26/010		Dated :- 08 Jan 2026	
Subject: Certificate of amount incurred on Pious Orchards for construction of No. of Building(s)/Block(s) of the Project [UPRERA Registration Number UPRERAPRJ183246] situated on the Khasra No/ Plot no SC-02/ J&K Sector 150 NOIDA Demarcated by its boundaries (latitude and longitude of the end points) 28°25'6.96"N 77°29'32.22"E to the North 28°24'57.91"N 77°29'26.55"E to the South 28°25'3.47"N 77°29'36.07"E to the East 28°25'0.19"N 77°29'24.18"E to the West of village NA Tehsil DADRI PIN - 201310 Competent/ Development authority NOIDA AUTHORITY District GAUTAM BUDDHA NAGAR PIN_201301_admeasuring 37672.89 sq.mts being developed by Homekraft Infra Private Limited with Designated Separate A/c No 777705020824 Bank Name ICICI Bank Limited			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
1	Land Cost	3	4
1	(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.	31,170	21,203
	SUB TOTAL LAND COST (in Rs.)	31,170	21,203
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)	442	207
	SUB TOTAL FEES PAID (in Rs.)	442	207
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);	38,897	31,385
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	38,897	31,385
3B	Cost of construction incurred (As Certified by Project Engineer)	38,897	31,385
3C	Total Construction Cost (Lower of 3A and 3B.)	38,897	31,385
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)	6,800	6,694
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	45,697	38,080
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	77,309	59,489
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		81%
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)%		77%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		84,424
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		59,097
9	Cumulative 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)		59,489



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)	58,930
11	Balance available in Designated A/c.	184
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	560

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.

1. This certificate is being issued on specific request of M/s Homekraft Infra Private Limited for the project PIOUS ORCHARD 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. The Budgeted cost of the project has been estimated by the management.
3. Based upon the management confirmation and ambiguity in UP RERA. Construction cost includes expenses 1689 Lacs which has been allocated by headoffice and 890 lacs has been taken on accrual basis.
4. The total cost includes the expenses booked till date of certificate and value of inventory as on certificate date.
5. For issuance of above certificate we have relied on the previously issued by HPMS & Associates certificate dated 09th Dec 2025, covering the details and information upto 5th Dec 2025. We have verified the transaction covering the period 6th Dec 2025 to 31st Dec 2025 on a sample basis and complied the certificate figures i.e. amount incurred till 31st Dec 2025.

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

CA Sanjeev Aggarwal
(Partner Partner)
M.No. 501114
Date: 08-01-2026
Place: Gurugram
UDIN: 26501114RPYXXA6364

