

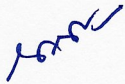


ii) the amounts in the Annexure for the quarter has been computed in accordance with the generally accepted accounting principles.

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)



CA Sanjeev Aggarwal
(Partner)
M.No.501114
Place: Gurugram
Date: January 10, 2025
UDIN: 25501114BMIQQZ3024

Encl: Form 5



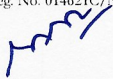
Form — 5			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31th Dec 2024			
Certification work Assigned vide letter No. HOMEKRAFT/PO/Dec/2024-25/003			Dated :- 10 Jan 2025
Subject: Certificate of amount incurred on Pious Orchards for construction of No. of Building(s)/Block(s) of the Project [UPRIERA Registration Number UPRIERAPRJ183246] 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.mtrs 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	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.	31,170	19,526
	SUB TOTAL LAND COST (in Rs.)	31,170	19,526
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	179
	SUB TOTAL FEES PAID (in Rs.)	442	179
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	18,874
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	38,897	18,874
3B	Cost of construction incurred (As Certified by Project Engineer)	38,897	18,874
3C	Total Construction Cost (Lower of 3A and 3B.)	38,897	18,874
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)	4,500	3,727
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	43,397	22,601
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	75,009	42,306
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		49%
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)%		56%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		58,545
8	70% Amount to be deposited in Designated Account(0.7*Row 7)		40,982
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)		42,306
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)		40,789
11	Balance available in Designated A/c.		193
12	Amount that can be withdrawn from the designated Bank A/C under this certificate(Row 9 – Row 10)		1,517



Note

- 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 The budgeted cost of the project has been estimated by the management.
- 3 Based upon the management confirmation and ambiguity in UP RERA, Land Cost has been taken on actual cost incurred basis.
- 4 The total cost of the project has been considered on accrual basis. The total cost includes the expenses booked till date of the certificate and the value of inventory as on certificate date.
- 5 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.
- 6 Security Deposit Rs 38.38 Cr paid to land owner added in land cost.
- 7 For issuance of the above certificate we have relied on the previously issued CA certificate dated 13th December, covering the details and information upto 9th December 2024. We have only verified the transactions covering the period from October 2024 to December 2024 on a sample basis and compiled the certificate figures i.e amount incurred till 31st December 2024.

For **APT and Co. LLP**
Chartered Accountants
Firm Reg. No: 014621C/N500088


Sanjeev Aggarwal
Partner
M.No: 501114
Place: Gurgaon
Date: January 10, 2025
UDIN: 25501114BBIQQZ3024

