

UDIN :25412427BMISVZ9688		Form - REG 03	
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on :30.06.2025			
Certificate No. - RNGC/RERA/UP/TY/1847		Date : 14.07.2025	
Subject: Certificate of amount incurred on the project "IOAK Natura" for Construction of 3 (Three) No. of Building(s) situated on Khasra no. 592, 593, 594, 597 & 598 demarcated by its boundaries : 26.783042, 81.007042, 26.783701, 81.008417 (latitude and longitude of the end-points) to the North, to the South, to the East, to the West of Muzaffar Nagar Ghuswal, Tehsil - Sarojni Nagar, Lucknow Development authority, District -Lucknow, PIN-226028, admeasuring 15417.69 sq.mts. area being developed by M/s Angel Dwellings Private Limited having RERA Registration No. UPRERAPRJ132075, Designated A/C No. 250002244444 Bank Name Indusind Bank, Vibhuti Khand, Gomtinagar, Lucknow			
		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.	3945.25	3945.25
	SUB TOTAL LAND COST (in Lakhs)	3945.25	3945.25
S.No.	Particulars	Total Cost Estimated	Amount incurred
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)	472.36	447.08
	SUB TOTAL FEES PAID (in Lakhs)	472.36	447.08
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;		3453.61
	(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);	17199.62	0.00
	(c) Cost of material actually purchased;		9621.72
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		156.61
	Sub Total of Construction Cost (in Lakhs) (sum of (a) to (d) of Row 3a)	17199.62	13231.94
3B	Cost of construction incurred (As Certified by Project Engineer)	17199.62	13232.00
3C	Total Construction Cost = 3A(a) + 3A(b) + 3A(d) + [Lower of 3A(c) and 3B]	17199.62	13231.94
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)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	17199.61	13231.94
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	21617.22	17624.27

RAMANAND GOYAL & COMPANY
CHARTERED ACCOUNTANTS

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	76.93%
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)%	81.53%
7	Total amount received from allottees till date since Inception of the Project (excluding GST, net of cancellations/refunds)	24469.24
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	17128.47
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)	17624.27
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)	17117.89
11	Balance available in Designated A/c.	10.58
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	506.38

This certificate is being issued on specific request of M/s Angel Dwellings 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.

Notes: -

- 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.
- We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
- 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.
- As per verification of books of accounts of the promoter, total project cost incurred of Rs. 17624.27 lakhs as mentioned in Point 4 above has been divided into following two parts:
 - That Rs 17492.17 Lacs (Total project cost incurred Rs. 17624.27 lakhs - Amount due to billers/vendors/contractors Rs. 132.10 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
 - That Rs. 132.10 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.
- As stated by the promoter due to changing market conditions, inflation and fluctuations in material prices, the project cost of "Natura" got increased significantly. As such, the total estimated cost of the project is now changed from Rs.16410 Lakhs to 21617 Lakhs. The promoter is in process to submit an application before Authority. Promoter takes full responsibility in this regard.

Date:14.07.2025

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 30.06.2025 for the project "Natura"

S. No.	Particulars	Amount due in Rs.	Bank Account No	IFSC Code	Bank Name
1	A B Construction	131,711.96	50200061985175	HDFC0000762	HDFC BANK LTD
2	A. Constructions	2,411,229.80	696105118095	ICIC0006961	ICICI BANK
3	Agni Protection Private Limited	22,212.00	072105500229	ICIC0000721	ICICI Bank
4	Air Innovation	6,000.00	050200014199933	HDFC0001112	HDFC BANK LTD
5	Ansha Associates	59,136.00	680520110000629	BKID0006805	Bank of India
6	Bhabha Corporation	225,040.09	5246263936	KKBK0005206	Kotak Mahindra Bank Ltd
7	Bhagwan Das Electricals	11,880.20	50354594577	IDIB000A532	Indian Bank
8	Crest And Core Private Limited	317,767.53	50200075908624	HDFC0008112	HDFC BANK LTD
9	Kishan Lal Pawan Kumar Jain	100,036.00	40526162309	SBIN0006218	State Bank of India
10	Larsa Enterprises	463,601.30	923020018076945	UTIB0000712	AXIS BANK LTD
11	Mb Globe	50,000.01	10067008464	IDFB0021251	IDFC First Bank
12	Nand Kishor Gupta	438,702.42	21405500241	ICIC0000241	ICICI BANK LTD
13	Nirmal Facility Management Service Private Limited	221,795.00	03926002105009124	PUNB0392600	PUNJAB NATIONAL BANK
14	Pali Construction	290,388.64	1670002100002510	PUNB0167000	PUNJAB NATIONAL BANK
15	Prabharam Engineering	7,170.20	21004011000144	PUNB0099720	Punjab National Bank
16	Pushpendra Kumar Sharma	98,774.61	1258108022687	CNRB0001258	Canara Bank
17	Raghava Architects	36,000.00	29000210001233	UCBA0002900	UCO Bank
18	Schindler India Private Limited	143,919.63	8002002	CITI0100000	CITI BANK
19	Sharda Electrotech Pvt Ltd	6,049.60	565141000037448	UBIN0908339	UNION BANK OF INDIA
20	Shay Construction Private Limited	2,288,771.45	921020053575429	UTIB0004481	AXIS BANK LTD
21	Shagun Interiors And Company	41,984.92	021970200001302	FDRL0002197	FEDERAL BANK
22	Sonu Patel	5,346.00	753310510001322	BKID0007533	Bank Of India
23	Spacewood Furnishers Pvt. Ltd.	12,016.00	366005010000307	UBIN0536601	Union Bank of India
24	Alleyr Ventures Private Limited	4,884,055.00	057093734003	HSBC0110005	HSBC Bank
25	C M Electricals And Machinery Stores	26,497.00	01004010000420	PUNB0010010	Punjab National Bank
26	Eco Solutions	18,012.00	58810200000198	BARB0KRILUC	BANK OF BARODA
27	Gupta Racks	19,116.00	7315872737	IDIB000K517	INDIAN BANK
28	Hilti India Private Limited	60,622.00	138586400000018	HDFC0001385	HDFC BANK LTD
29	M/S Akash Sons	29,830.00	1145329520	KKBK0000678	Kotak Mahindra Bank
30	Riddhi Associates	7,039.00	277651100000842	IBKL0000277	IDBI BANK
31	Rajdhani Marbles Pvt. Ltd.	28,460.00	39075229989	SBIN0007789	State Bank of India
32	Shree Swastik Granite & Plywood	422,112.00	533905010040066	UBIN0553395	Union Bank of India
33	Westwood Union Private Limited	324,941.00	7709332299	UOVBSGSG	UNITED OVERSEAS BANK
	Total	13,210,217.36			

