

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------|
| <b>UDIN : 24412427BJZZES040</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Form - REG 03</b>        |                        |
| <b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                        |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                        |
| Information as on : 31.03.2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                        |
| Certificate No. - RNGC/RERA/UP/TY/1369                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Date : 12.04.2024           |                        |
| <b>Subject:</b> Certificate of amount incurred on the project "10AK 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, <b>Designated A/C No. 250002244444 Bank Name Indusind Bank, Vibhuti Khand, Gomtinagar, Lucknow</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rs. in Lakhs                |                        |
| <b>S.No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Particulars</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Total Cost Estimated</b> | <b>Amount incurred</b> |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3                           | 4                      |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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);<br>(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                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>SUB TOTAL LAND COST (in Lakhs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3945.25                     | 3945.25                |
| <b>S.No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Particulars</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Total Cost Estimated</b> | <b>Amount incurred</b> |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3                           | 4                      |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 461.33                      | 256.84                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>SUB TOTAL FEES PAID (in Lakhs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 461.33                      | 256.84                 |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Cost of Development And construction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                             |                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | (a) Cost of services (water, electricity to construction site) , Site Overheads;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             | 948.81                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | (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;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             | 5760.75                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             | 156.61                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Sub Total of Construction Cost (in Lakhs) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 17199.62                    | 6866.17                |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 17199.62                    | 6870.00                |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Total Construction Cost = 3A(a) + 3A(b) + 3A(d) + [Lower of 3A(c) and 3B]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>17199.62</b>             | <b>6866.17</b>         |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 11.03                       | 0.00                   |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 17210.64                    | 6866.17                |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>21617.22</b>             | <b>11068.26</b>        |

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# RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

|    |                                                                                                                                                                                      |              |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                              | 39.93%       |
| 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 )%                                 | 51.20%       |
| 7  | Total amount received from allottees till date since Inception of the Project (excluding GST, net of cancellations/refunds)                                                          | 18501.81     |
| 8  | 70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>                                                                                                                  | 12951.27     |
| 9  | Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project)</b><br><b>(Column 3 of Row 4 * row 6 )</b> | 11068.26     |
| 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)    | 11011.11     |
| 11 | Balance available in Designated A/c.                                                                                                                                                 | 1940.16      |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                             | <b>57.15</b> |

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.

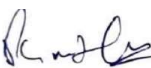
Notes: -

- 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. 11068.26 lakhs as mentioned in Point 4 above has been divided into following two parts:
  - That Rs 11030.82 Lacs (Total project cost incurred Rs. 11068.26 lakhs - Amount due to billers/vendors/contractors Rs. 37.44 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. 37.44 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.
- It is to note that this certificate has been prepared on the basis of unaudited books of accounts of FY 2023-24.

Date:12.04.2024

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 31.03.2024 for the project "Natura"

| S. No. | Particulars                    | Amount due in Rs.   | Bank Account No | IFSC Code    | Bank Name            |
|--------|--------------------------------|---------------------|-----------------|--------------|----------------------|
| 1      | Genesis                        | 43,200.00           | 8871010000460   | PUNB0088710  | Punjab National Bank |
| 2      | Jasleen Waraich                | 108,000.00          | 50200016356900  | HDFC0004715  | HDFC Bank Limited    |
| 3      | Prabharam Engineering          | 7,170.20            | 21004011000144  | PUNB0099720  | Punjab National Bank |
| 4      | Spacewood Furnishers Pvt. Ltd. | 12,016.00           | 366005010000307 | UBIN0536601  | Union Bank of India  |
| 5      | Aditya Enterprises             | 4,140.00            | 0302050013794   | PUNB0030220  | Punjab National Bank |
| 6      | Electric Emporium              | 51,259.00           | 50268002104     | IDIB000H596  | IDBI Bank            |
| 7      | Irshita Associates             | 7,578.00            | 50200042212281  | HDFC0009176  | HDFC Bank Limited    |
| 8      | Kajaria Ceramics Limited       | 347,712.00          | 00030330002934  | HDFC00000003 | HDFC Bank Limited    |
| 9      | Rajdhani Marbles Pvt. Ltd.     | 28,460.00           | 39075229989     | SBIN0007789  | State Bank of India  |
| 10     | Vijaya Trade Resources         | 3,134,807.00        | 50200078018401  | HDFC0000284  | HDFC Bank Limited    |
|        | <b>Total</b>                   | <b>3,744,342.20</b> |                 |              |                      |