RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN : 24412427BJZYUF8733

Form - REG 03

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on : 31.12.2023

Certificate No. - RNGC/RERA/UP/TY/1257

Date : 10 15.01.2024

Subject: Certificate of amount incurred on the project "1OAK 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)	454.33	254.75
	SUB TOTAL FEES PAID (in Lakhs)	454.33	254.75
3A	**Cost of Development And construction**		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	16499.62	299.10
	(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);		0.00
	(c) Cost of material actually purchased;		5277.99
	(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)	16499.62	5733.70
3B	**Cost of construction incurred (As Certified by Project Engineer)**	16499.62	5735.00
3C	***Total Construction Cost = 3A(a) + 3A(b) + 3A(d) + [Lower of 3A(c) and 3B]***	**16499.62**	**5733.70**
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	**TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)**	16510.64	5733.70
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**20910.22**	**9933.69**

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Ramanand Goyal & Company JAIPUR Chartered Accountants

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	34.76%
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)%	47.51%
7	Total amount received from allottees till date since Inception of the Project (excluding GST, net of cancellations/refunds)	15779.74
8	70% Amount to be deposited in Designated Account (**0.7*Row 7**)	11045.82
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)**	9933.69
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)	9485.07
11	Balance available in Designated A/c.	1560.75
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	**448.62**

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: -
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. 9933.69 lakhs as mentioned in Point 4 above has been divided into following two parts:
a) That Rs 9901.45 Lacs (Total project cost incurred Rs. 9933.69 lakhs - Amount due to billers/vendors/contractors Rs. 32.24 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. 32.24 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. 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 20910 Lakhs. The promoter is in process to submit an application before Authority. Promoter takes full responsibility in this regard.

Date:15.01.2024
Place: Jaipur

For Ramanand Goyal & Company
FRN 002384C

CA Punit Gupta
(Partner)
Membership No. 412427

List of billers/vendors/contractors due for payment as on 31.12.2023 for the project "Natura"

S. No.	Particulars	Amount due in Rs.	Bank Account Details	IFSC Code	Branch
1	Hill International Cost Consultancy (India) Pvt. Ltd.	216,000.00	106205001528	ICIC0001062	ICICI BANK LTD , THIRUVANMIYUR-CHENNAI
2	Hind Electric Engineers	252,581.48	1161102000004060	IBKL0001161	OLD JUDICIAL COMPLEX SECTOR-15 GURGAON -HARYANA
3	Prabharam Engineering	7,170.20	21004011000144	PUNB0099720	Punjab National Bank, Rajajipuram, Lucknow
4	SRVP Fabrica	112,785.00	293002100066797	PUNB0029300	PUNJAB NATIONAL BANK, DEVA ROAD, LUCKNOW
5	Spacewood Furnishers Pvt. Ltd.	12,016.00	366005010000307	UBIN0536601	Union Bank of India Nagpur
6	Electric Emporium	51,259.00	50268002104	IDIB000H596	25, VIDHAN SABHA MARG, LUCKNOW
7	Govind Electric Company	16,633.00	354205040001703	UBIN0535427	UNION BANK OF INDIA AMINABAD BRANCH
8	Kajaria Ceramics Limited	159,110.00	00030330002934	HDFC00000003	209-214 KAILASH BULIDING 26- KASTURBA GANDHI MARG NEW DELHI
9	Kasa Ceremics Pvt Ltd	46,895.00	059105003515	ICIC0000591	ICICI BANK INDIRA NAGAR BRANCH
10	Rajdhani Marbles Pvt. Ltd.	28,460.00	39075229989	SBIN0007789	State Bank of India, PGI Lucknow
11	Shree Swastik Granite & Plywood	1,457,016.00	36527855929	SBIN0061638	State Bank of India, TRANSPORT NAGAR KANPUR ROAD
12	Varmora Granito Private Ltd	791,570.00	57500000033378	HDFC0000307	HDFC BANK LTD MORBI BRANCH
13	Spartan Engg Industries Pvt Ltd	72,924.00	3830110000009	BKID0000038	BANK OF INDIA SAKI NAKA BRANCH MUMBAI MAHARASHTRA
	Total	3,224,419.68			

Angel Dwellings Pvt. Ltd. * Lucknow *