


RISHI KAPOOR & COMPANY
CHARTERED ACCOUNTANTS

Plot No.10, RDC, Raj Nagar , Opposite Telephone Exchange,
 GHAZIABAD (UTTAR PRADESH) - 201002
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(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31/12/2025

Dated :- 10/01/2026

Certification work Assigned vide letter dated "10/01/2026"

Subject: Certificate of percentage of completion of project work of 5 Blocks A, B, C, D & E of Residential Project "Aradhyam Boutique Residences", having UPRERA registration no - UPRERAPRJ542840 situated on the Plot -B, Kh. No. - 332, 337, 338 & 339 Village Pasonda, Ghaziabad, demarcated by its boundaries (latitude and longitude of the end-points) 28° 41' 48.38"N 77°20' 40.40"E to the North 28° 41' 45.50"N 77°20' 43.54"E to the South 28°41' 46.76"N 77°20' 44.41"E to the East 28°41' 47.07"N 77°20' 40.31"E to the West of Village Pasonda, Tehsil Ghaziabad, Ghaziabad Development Authority, District Ghaziabad, PIN 201001, admeasuring 3894.33 sq. meter area, being developed by M/s Aradhyam Builders

S.No.	Particulars	(Rs in Lacs)	(Rs in Lacs)
		Total Cost Estimated	Amount incurred till 31/12/2025
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.	753.94	896.61
	SUB TOTAL LAND COST (in Rs.)	753.94	896.61
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)	100.81	100.81
	SUB TOTAL FEES PAID (in Rs.)	100.81	100.81
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);	1628.00	626.99
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1628.00	626.99
3B	Cost of construction estimated/incurred (As Certified by Project Engineer)	1726.17	655.73
3C	Total Construction Cost (Lower of 3A and 3B.)	1628.00	626.99
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)	100.00	33.87



3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1728.00	660.86
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2582.75	1658.28
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		37.99%
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)%		64.21%
7	Total amount received from allottees till date since Inception of the Project (In Rs.)		579.50
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		405.65
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)		1,658.28
10	Amount actually withdrawn till date since inception of the project (This includes the total amount realised from the allottees till 31/12/2025, excluding the balance available in the designated seperate account of the firm as on 31/12/2025, as informed to us by the managemnt of the firm)		579.46
11	Balance available in Designated A/c no - 41259575060 as on 31/12/2025		0.04
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1,078.82

This certificate is being issued on specific request of M/s Aradhyam Builders for UP RERA compliance. The certification is based on the information and records produced before us by the managing partner of the firm through their signed letter dated 10/01/2026 as well as engineer certificate digitally signed on 07/01/2026



Rishi Kapoor & Company
 Chartered Accountants
 (Rishi Kapoor)
 Partner
 F.C.A. L.L.B.
 M.No. 075483

UDIN - 26075483JASE01537