



AGARWAL AGARWAL & ASSOCIATES

Chartered Accountants

Office- 1st Floor, Bhagwati Complex

Circuit House Chauraha, Civil Lines, Bareilly- U.P.- 243001

Form -5

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

information as on 31/12/2025

Certification work Assigned vide letter No.2024-25/04

Dated :- 13/01/2026

Subject : Certificate of amount incurred on Kings Avenue for Construction of 50 No. Residential Plots and 11 No. Commercial Plots Tower/Block / Buildings (s) NA Situated on Khasra no.506 (Part) & 507 Chandpur Bichpuri ,Bareilly, Demarcated by its boundaries (latitude 28.2303 and longitude 79.2855 of the end - points) to the North Chak Road, to the south Dohra Road, to the East Other Properties to the West Other Properties of Village Chandpur Bichpuri ,Tehsil Bareilly Competent Authority / Development Authority , District Bareilly , PIN -243006 , admeasuring 11610 Sq. meter area , being developed by Adhar Infra Homes having RERA Registration NO.UPRERAPRJ848830 , Designated A/c No:- 784120910000001 Bank Name :- Bank Of India

		RS.	RS.
S.No.	Particulars	Total Cost Estimated	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 lagal costs on land transaction (b) Amount payable to obtain development right,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) Amount payable to state Government or competent authority or any other statutory authority of thestate or Central Government towards Stamp duty ,transfer charges, registration fees etc. (if not included in para (a)above); (e) interest (Other than Penal Inerest, Penalties etc) paid to FI, Scheduled Bank,NBFC AND "Unsecured Loan at State Bank Of India - Marginal cost of Fund based iending Rate (SBI-MCLR)" on money borrowed for purchase of land and also to, Competent Authority	107,406,750.00	61,376,596.00
	SUB TOTAL LAND COST (IN Rs.)	107,406,750.00	61,376,596.00
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) (Note :- Estimated cost of Consultant / Architect Fee cosider as of Rs.2000000	23,828,218.00	17,985,562.00
	SUB TOTAL FEES PAID (In Rs)	23,828,218.00	17,985,562.00
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site),siteOverheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance cost, consumables ect, (so long as these costs are directly incurred in the construction of the concerned Project); (c) Cost of material actually purchased;	21,706,478.00	19,471,229.00

	(d) Cost of salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	Sub Total of Construction cost (in Rs.) (sum of (a) to (d) of Row 3a)	21,706,478.00	19,471,229.00
3B	Cost of construction Incurred (As Certified by Project Engineer)	21,706,478.00	19,471,229.00
3C	Total Construction Cost (Lower of 3A and 3B)	21,706,478.00	19,471,229.00
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Finalcial Institution, Scheduled Bank,NBFC and Unsecured Loan at "SBI -MCLR" on money borrowed for construction)		0.0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	21,706,478.00	19,471,229.00
4	TOTAL COST OF PROJECT (Row 1 + Row2+ Row3)	152,941,446.00	98,833,387.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		67.46%
6	Percentage completion of total project (Proportionate cost incurred on the project to the total estimated cost) (Col.04 of row 4 /Col.3of row 4)%		64.6%
7	Total amount received from allottees till date since inception of the project (In Rs.)		63448804
8	70% Amount to be deposited in Designated Account (0.7*Row7)		44414163
9	Cummulative Amount that can be withdrawn from Designated a/c,i.e.(Total Estimated Cost * Proportionate Cost Incurred on the Project (column3 of Row4*row6)		98,833,387.00
10	Amount actually withdrawn till date since inception of the project this shall include 70%of theamount already realised till date but not deposited in the designated Account)		44414163.00
11	Balance available in Designated A/c		0
12	Amount That can be withdrawn from the designated Bank A/c under this certificate (Row 9 - Row 10)		54,419,224.00

This certificate is being issued on specific request or M/s Adhar Infra Homes 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

FOR AGARWAL AGARWAL & ASSOCIATES
Chartered Accountants
(FRN- 020501C)

CA Vipul Agarwal
(Partner)

M No. 424788

Place – Bareilly

DATE :- 13/01/2026

Udin :- 26424788VEXHIA5944

