

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN :25412427BMITHX1561		FORM-REG-3	
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.09.2025			
Certificate No. - RNGC/RERA/UP/TY/2009		Date: 15.10.2025	
Subject: Certificate of amount incurred on Mangal Padam Street for Construction of Commercial Building situated on Khasra no. 211 , demarcated by its boundaries (latitude (27.1930771) and longitude(77.9299969) of the end-points) to the North 100 Feet Road, to the South 30 Feet Road, to the East 40 feet Wide Road to the West 30 Feet Wide Road of Village Dehtora , Tehsil Agra Competent Authority/Development Authority- Agra Development Authority, District Agra , PIN 282007 , admeasuring 1677.25 sq. meter area , being developed by Indraprastha Builders and Developers having RERA Registration No. UPRERAPRJ402944/04/2024, Designated A/C No. 120027052784 Bank Name Canara Bank, Agra			
		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.	14.00	14.00
SUB TOTAL LAND COST (in Rs.)		14.00	14.00
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)	50.00	50.16
SUB TOTAL FEES PAID (in Rs.)		50.00	50.16
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);	636.00	495.22
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		636.00	495.22
3B	Cost of construction incurred (As Certified by Project Engineer)	636.00	496.00
3C	Total Construction Cost (Lower of 3A and 3B.)	636.00	495.22
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)	24.00	18.23
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	660.00	513.46
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	724.00	577.62

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	77.99%
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)%	79.78%
7	Total amount received from allottees till date since inception of the Project	436.53
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	305.57
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)	577.62
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)	301.13
11	Balance available in Designated A/c for the project	4.44
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	276.49

*This certificate is being issued on specific request of M/s Indraprastha Builders and Developers 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.

Note: -

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. 577.62 lakhs as mentioned in Point 4 above has been divided into following two parts:
 - a) That Rs 548.39 Lacs (Total project cost incurred Rs. 577.62 lakhs - Amount due to billers/vendors/contractors Rs. 29.23 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. 29.23 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.

Date: 15.10.2025

Place: Jaipur

For Ramanand Goyal & Company

FRN. 002384C



CA Punit Gupta

(Partner)

Membership. No. 412427

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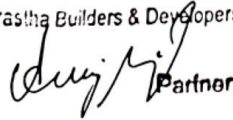
INDRAPRASTHA BUILDERS AND DEVELOPERS

Add: Khasra no. 211, Dehtora, Agra

List of billers/vendors/contractors due for payment as on 30.09.2025 for the project "Mangal Padam Street"

S. No.	Particulars	Amount due in Rs.	Bank Account Details (A/c No)	Bank Account Details (Bank Name)
1	Agarwal Pipe	1,364.00	0168201001536	Canara Bank
2	Bajrang Brick Feild	5,99,984.00	0173002100051783	Punjab National Bank
3	Bansal Cement Traders	49,121.00	1318102000002233	IDBI Bank
4	Bidhi Chand Pawan Kumar	8,450.00	50200032484370	HDFC Bank
5	Dee Cee Elivator	1,00,000.00	50156288191	Indian Bank
6	Dwarika Infraheights Pvt Ltd	15,00,000.00	125001692874	Canara Bank
7	Garg Cement Concrete	64,202.00	1186108700001346	Punjab National Bank
8	Garg & Sons	2,80,152.00	10175324715	IDFC First Bank
9	Goyal Tiles & Grinite	16,001.00	258899110044	IndusInd Bank
10	Gupta Paint & Hardware	10,359.78	319025140000009	Union Bank
11	Jai Baba Hamirpura Ent Udyog	31,156.00	27240200000874	Bank of Baroda
12	Pushpanjai Tiles & Sanitry	1,321.00	31170200000159	Bank of Baroda
13	Radhika Marble & Granite	5,839.00	120001529950	Canara Bank
14	Shree Baba Soordas Ent	26,302.00	081105000767	ICICI Bank
15	Shree Durga Traders	2,28,000.00	921020057645067	Axis Bank
	Grand Total	29,22,251.78		

For Indraprastha Builders & Developers


Partner