A P S R & CO.
Chartered Accountants

Regd Off:
417/65, Niwaz Ganj
Thakur Ganj, Lucknow,
Uttar Pradesh-226003

9044889901
9794814000
0522-4312334

Form - REG - 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on : 28.09.2025

Certificate No.UPREA/APSR/91 Dated :- 09-10-2025

Subject: Subject: Certificate of amount incurred on Nottingham Homz for Construction of two Building(s) situated on Khasra No. 83, 84, 88 and 90 demarcated by its boundaries 26.8057 and 81.0671 (latitude and longitude of the end-points) of Village Malookpurkh Tehsil Mohanlalganj Competent Authority Lucknow Development Authority, District Lucknow, PIN 226501, admeasuring 8648 sq. meters area, being developed by M/s Dragon Age Realtors Private limited having RERA Registration No. UPRERAPRJ874745/02/2024, Designated A/C No. 12590210001998 Bank Name UCO Bank.

Rs. in Lacs

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.	505.07	505.07
	SUB TOTAL LAND COST (in Lakhs)	505.07	505.07

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)	478.11	400.04
	SUB TOTAL FEES PAID (in Lakhs)	478.11	400.04
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);	6150.00	3114.14
	Sub Total of Construction Cost (in Lakhs) (sum of (a) to (d) of Row 3a)	6150.00	3114.14
3B	***Cost of construction incurred (As Certified by Project Engineer)***	6200.00	3004.14
3C	***Total Construction Cost (Lower of 3A and 3B.)***	6150.00	3004.14

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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)***	875.00	130.81
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	7025.00	3134.95
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**8008.18**	**4040.06**
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	48.45%	
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)%	50.45%	
7	Total amount received from allottees till date since Inception of the Project	3160.24	
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	2212.17	
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)**	4040.06	
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)	2212.15	
11	Balance available in Designated A/c.	0.02	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	**1827.91**	

*This certificate is being issued on specific request of M/s Vivek Infratech Pvt Ltd 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, A P S R & CO.,
Chartered Accountants
FRN-012581C

(CA Prasoon Shukla)
Partner
M. No. 413800
Date: - 09-10-2025
Place: - Lucknow
UDIN -25413800BMKOZA3262