

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No. CA/REG-3/25-26/058

Date:-30.10.2025

Information as on 30.10.2025

Subject: Certificate of amount incurred on Alpha Sky Villas and RERA Registration No..... for Acquisition and Development of land and/or Construction of 1 Tower, Block-A situate on Khasra no./Plot No.KHASRA NO. 1182, 1183, 1159, 1160, VILLAGE SUNRAKH, VRINDAVAN, MATHURA, U.P., demarcated by its boundaries latitude 77.666855 and longitude 27.557708 to the North, to the South, to the East to the West of Village Sunrakh, Competent Authority/Development Authority MATHURA-VRINDAVAN DEVELOPMENT AUTHORITY, District Mathura, PIN-281121, admeasuring 5600 sq. meter area, being developed by Hare Krishna Orchid and Promoter Id-UPRERAPRM11527, having Separate A/c No.76740200002195 Bank Name Bank of Baroda

PART-A

S.No.	Particulars	Rs.in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	40.34	40.34		40.34
	ii- In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	-			
	iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	-			
	TOTAL OF LAND COST - For Project Estimation Purpose	40.34	40.34		40.34
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	-	-	-	-
	ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	-	-	-	-
	iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.				
	TOTAL OF LAND COST - For % completion and withdrawal purpose	-	-	-	-
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	-	-	-	-
	(c) 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);	-	-	-	-
	(d) Interest (Other than Penal Interest and Penalties etc.) a) paid to Financial Institution, Scheduled Banks, NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilised for purchase of land c) paid to the Competent Authority for acquisition of land	-	-	-	-
	TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	40.34	40.34		40.34
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	-	-	-	-
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)	-	-	-	-
	TOTAL OF FEES PAID	-	-	-	-
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	1,000.00	-	-	-
	(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 materials actually purchased;	7,000.00	-	-	-

	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	1,000.00	-	-	-
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	9,000.00	-	-	-
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	10,480.22	-	-	-
3C	Total Construction and Development Cost (Lower of 3A and 3B.)		-	-	-
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project: a) paid to Financial Institution , Scheduled Banks , NBFC and b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"	1,522.92	-	-	-
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	10,522.92	-	-	-
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	10,563.26	40.34		40.34
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	10,522.92	40.34	-	40.34
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100				
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)				
7	Total amount received from allottees till date since Inception of the Project				
8	70% Amount to be deposited in Separate Account (70%*S No. 7)				
9	Loan sanctioned for the project till date (secured and unsecured both)				
10	Loan disbursed for the project till date (secured and unsecured both)				
11	Interest on deposits (flexi facility) credited to the Separate account				
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)				
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)				
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)				
15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))				
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)				
17	Actual Balance available in Separate A/c as on date				
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil				
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))				
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate				
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)				
This certificate is being issued on specific request of M/s Hare Krishna Orchid 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: Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.					

<p>G.S. Mathur & Co. Chartered Accountants FRN 008744N</p> <div style="display: flex; align-items: center;"> </div> <p>Abhishek Chandna Partner Member Ship No. 444331 UDIN: 25444331BMHWTP5403 Date: 01-11-2025 Place: Ghaziabad</p>



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP21069252951065X

e-Stamp

DHARMESH GAUTAM
LIC. No. 02/2022
Acc. No. UP14791904
Mob- 8439026060
Th. & Distt. Mathura

Certificate No.	: IN-UP21069252951065X
Certificate Issued Date	: 02-Nov-2025 01:09 PM
Account Reference	: NEWIMPACC (SV)/ up14791904/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1479190439060157987958X
Purchased by	: HARE KRISHNA ORCHID
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: HARE KRISHNA ORCHID
Second Party	: Not Applicable
Stamp Duty Paid By	: HARE KRISHNA ORCHID
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

This e-stamp paper is an integral part of RA-8 dated 31.12.2025

For Hare Krishna Orchid

Auth. Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcllestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Affidavit for Declaration on Credit Facility Availed for the Project

To,
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad, Lucknow, Uttar Pradesh – 226007

Sub: Affidavit for Declaration on Credit Facility Availed for the Project

Ref: Project Name ALPH SKY VILLAS (UPRERAPRJ.....), Promoter Name: HARE KRISHNA ORCHID, Project Registration No. UPRERAPRJ.....

1. I Ramesh Chand Goel Promoter of the Proposed project/duly authorised by the promoter of the proposed project, do hereby solemnly declared, undertake and state that as on date give in the verification below the following credit facilities (secured/unsecured) will be availed/are in the process of finalization for project Alpha Sky Villas.

S.No	Details	
a.	Name of Lender	Bank of Baroda (Proposed)
b.	Address of Lender's Office/Branch	Greater Kailash-II, New Delhi
c.	Date of Borrowing/First Disbursement	15.01.2026
d.	Amount Sanctioned	65 crores approx
e.	Amount Disbursed	NIL
f.	Outstanding Amount as on date of Affidavit	NIL
g.	Details of Project Assets given as Mortgage/Security	Residential building (Group Housing) & (Hotel) m/s Express Towers Pvt. Ltd. M/s Hare Krishna Orchid, Site at Khasra No. 1182, 1183, 1159, 1160, Village Sunrakh, Vrindavan, Mathura, U.P.

2. I undertake that funds from the declared credit facility will be deposited in the separate account only.
3. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Mr. Abhishek Chandan & Co. Membership No 444331 certifying all the borrowings on date, as required under para 10(ii) of the Project Account Direction issued by U.P RERA is enclosed with this affidavit.
4. I confirm that the Certificate issued by the lending bank/institution namely Bank of Baroda As required under para 10(ii) of the Project Account Direction issued by U.P RERA is also enclosed with this affidavit.

For Hare Krishna Orchid



Auth. Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Noida on 31.12.2025

For Hare Krishna Orchid


Auth. Signatory

G. S. Mathur & Co.

Chartered Accountants

A-160, Defence Colony, New Delhi -110 024

Tel. : 41554880, 41554881, 24331503 Fax : 24331502

E-Mail : office@gsmco.net.in/ gsmco.gsmco@gmail.com

Website : gsmco.net.in

To

Uttar Pradesh Real Estate Regulatory Authority.

Naveen Bhawan, Rajya Niyojan Sansthan.

Kalakankar House, Old Hyderabad Lucknow – 226007

Subject: UP RERA Project - Alpha Sky Villas District Mathura

Registration Application ID: ID1806831.

Reference:- CA certificate dated 01-11-2025 UDIN No 25444331BMHWTP5403 issued for RERA registration of Alpha Sky Villas in M/s Hare Krishna Orchid.

This is reference to the above-mentioned letter, this to certify that the company has not currently availed any construction funding or loans, but an interest provision of Rs. 1,522.92 Lacs has been included in the estimated project cost. Based on the projected maximum loan amount of Rs. 6,000 Lacs, we submit the following points for your kind consideration:

1. Deferred Payment Structure

The Expected payment plan to be offered to buyers includes a significant portion of the receivables being scheduled at the time of application for Occupancy Certificate (OC). Since inflow from sales is back-ended and construction cost outflow of the project is expected to be incurred during or before application of OC. This will create timing gap with respect to project cash flow requirement. This timing gap of cash flow estimated shall be filled through external interest accruing borrowings.

2. Reasonableness of the Estimated Interest Cost of Rs 1522.92 Lacs.

Estimated total construction and development cost of the project is Rs. 10,522.92 Lacs. Any shortfall in meeting estimated construction cost and estimated interest will be funded quarterly financial targeted expenditure as submitted to RERA at interest rate of 12% p.a. + processing fee and it is expected to be Rs 1522.92 Lacs in light of consideration mentioned above.

Hope your good office find the above in order.

Thanking You

G.S. Mathur & Co.

Chartered Accountants

FRN 008744N

ABHISHEK

CHANDNA

Digitally signed by
ABHISHEK CHANDNA
Date: 2026.01.08 11:28:29
+05'30'

Abhishek Chandna

Partner

Membership No. 444331

UDIN: 26444331DEMGWK4312

Date: 08.01.2026

Place: Ghaziabad