

# RATHI AGARWAL & ASSOCIATES LLP

## CHARTERED ACCOUNTANTS

|     |                                                                                                                                                                                     |                 |               |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|
|     | are directly incurred in the construction of the concerned project);                                                                                                                |                 |               |
|     | (c) Costs of material actually purchased                                                                                                                                            | 654.50          | 0.00          |
|     | (d) Cost of Labour (excluding cost of salaries of employees of the company not directly attached to the Project)                                                                    | 2,617.96        | 0.00          |
|     | <b>Sub Total of Construction Cost (in Rs.) (Sum of (a) to (d) of Row 3a)</b>                                                                                                        | <b>3,272.46</b> | <b>0.00</b>   |
| 3 B | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                    |                 | 0.00          |
| 3 C | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                |                 | <b>0.00</b>   |
| 3 D | 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)   | 0.00            | 0.00          |
| 3   | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                         |                 | <b>0.00</b>   |
| 4   | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                  | <b>3,459.05</b> | <b>149.61</b> |
| 5   | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                             |                 | 00%           |
| 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 )%                                |                 | 4.33%         |
| 7   | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                              |                 | 0.00          |
| 8   | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                        |                 | 0.00          |
| 9   | Cumulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)</b>            |                 | 149.61        |
| 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 ) |                 | 0.00          |
| 11  | Balance available in Designated A/c.                                                                                                                                                |                 | 0.00          |
| 12  | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                            |                 | 149.61        |

This certificate is being issued on specific request of M/s Utility Estates Private Limited for UP RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

**For RATHI AGARWAL & ASSOCIATES LLP**  
**Chartered Accountants**  
**(Registration Number:136053W)**

*Arvind Rathi*  
**ARVIND KUMAR RATHI**  
**Partner**  
**Membership Number: 139476**  
**UDIN: 24139476BKCZYK1015**  
**Place: Surat**  
**Date: Jul 31, 2024**



# RATHI AGARWAL & ASSOCIATES LLP

## CHARTERED ACCOUNTANTS

### CHARTERED ACCOUNTANT CERTIFICATE (FOR THE PURPOSE OF REGISTRATION WITH RERA)

Information as on\_ 29<sup>th</sup> July'2024

Certification work Assigned vide letter No: ARDMA/RERA/SCO/24-25/01

Dated: -29.07.2024

Subject: Certificate of amount incurred on Construction of the Project Commercial Complex "ADITYA SCO COMPLEX" situated on the Plot No. Commercial-2, Park Town, Integrated Township, Village Shahpur Bamheta & Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh Demarcated by its boundaries (Latitude 28°39'25"N, Longitude 77°28'50"E to the North-East, Latitude 28°39'25"N, Longitude 77°28'49"E to the North-West, Latitude 28°39'23"N, Longitude 77°28'48"E to the South-East & Latitude 28°39'23"N, Longitude 77°28'47"E to the South-West of the end points) 30 M wide Road to the South-East, others property to the North-West, others property to the South-West and 30 M Green belt to the North-East. Competent/Development authority GHAZIABAD DEVELOPMENT AUTHORITY, GHAZIABAD District GHAZIABAD PIN 201001 admeasuring 3491.61 sq.mts. area being developed by M/s UTILITY ESTATES PRIVATE LIMITED for applying RERA Registration, DESIGNATED ACCOUNT NO. 2402256457436768, Bank name -AU Small Finance Bank

| S.No. | Particulars                                                                                                                                                                                                                                                          | Total Cost Estimated | Amount incurred (actual out-flow) up till now |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------|
| 1     | 2                                                                                                                                                                                                                                                                    | 3                    | 4                                             |
| 1     | Land Cost                                                                                                                                                                                                                                                            | Rs.in Lakhs          | Rs. in Lakhs                                  |
|       | (a) Acquisition cost of land (Purchase or through agreement with land owners) and legal cost on land transaction:                                                                                                                                                    | 106.50               | 106.50                                        |
|       | (b) Amounts payable to obtain development rights, additional FAR and any other incentive under local Authority or State Government or any statutory authority, if any                                                                                                | 0.00                 | 0.00                                          |
|       | (c) Acquisition cost of TDR ( transfer of development rights ) , if any                                                                                                                                                                                              | 0.00                 | 0.00                                          |
|       | (d) Amounts payable to State Governments 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)                                  | 0.00                 | 0.00                                          |
|       | (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. | 0.00                 | 0.00                                          |
|       | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                  | <b>106.50</b>        | <b>106.50</b>                                 |
| 2     | <b>Project Clearances Expenses (in RS.</b>                                                                                                                                                                                                                           |                      |                                               |
|       | (a) Fees paid to RERA                                                                                                                                                                                                                                                | 0.10                 | 0.00                                          |
|       | (B) Fees paid to local authority                                                                                                                                                                                                                                     | 26.00                | 25.43                                         |
|       | (c) Consultant /Architect Fees (directly attributable to Project)                                                                                                                                                                                                    | 54.00                | 17.69                                         |
|       | (d) Any Other (Specify)                                                                                                                                                                                                                                              | 0.00                 | 0.00                                          |
|       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                  | <b>80.10</b>         | <b>43.12</b>                                  |
| 3A    | <b>Cost of Development / Cost of Construction</b>                                                                                                                                                                                                                    |                      |                                               |
|       | (a) Cost of services (water, electricity to construction site), Site Overheads                                                                                                                                                                                       | 0.00                 | 0.00                                          |
|       | (b) Depreciation cost on Machinery and equipment purchased or hired and maintenance cost, consumables etc. (so long these costs                                                                                                                                      | 0.00                 | 0.00                                          |

