


MANUJ JAIN AND ASSOCIATES

Chartered Accountants

Ka0031, Inside Dreams Studio, Opp. - Sandhya Lodge, Barabanki-225001 Uttar Pradesh

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CHARTERED ACCOUNTANT'S CERTIFICATE

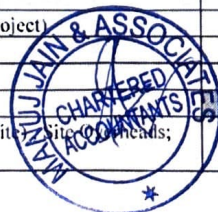
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

Information as on 28/10/2025

Subject: Certificate of amount incurred on Proposed Project "**Agroha Town**" for Acquisition and Development of land and/ situate on Khasra no. 692, 797, 798, 811, 812, 809, 810, 682, 801, of Village Barethi, Tehsil Nawabganj, Competent Authority/Development Authority "Zila Panchayat, Barabanki, District Barabanki, admeasuring 16580 sq. meter area, being developed by Mamta Agarwal and UPRERAPRM392966, having Separate A/c No. 051505003143
Bank Name ICICI Bank Ltd, Barabanki Branch

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.	-			
	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.	1,160.60			
	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	1,160.60			
	(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	1,160.60	-	-	1,160.60
	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	1,160.60	-	-	1,160.60
	(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	1,160.60			
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	1,160.60	-	-	1,160.60
2	Project Clearance Fees				
	(a) Fees paid to RERA	0.68	0.68	-	0.68
	(b) Fees paid to Local Authority	1.57	1.57	-	1.57
	(c) Consultant/Architect Fees (directly attributable to project)	1.00	1.00	-	1.00
	(d) Any other (specify)	-	-	-	-
	TOTAL OF FEES PAID	3.25	3.25	-	3.25
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site, etc.)	446.90	-	-	-



	(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;	-	-	-	-
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	-	-	-	-
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	446.90	-	-	-
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)				
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)"				
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	446.90	-	-	-
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	1,610.75			
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	1,610.75	3.25	-	1,163.85
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			0%	
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)			0%	
7	Total amount received from allottees till date since Inception of the Project			0.00	
8	70% Amount to be deposited in Separate Account (70%*S No. 7)			0.00	
9	Loan sanctioned for the project till date (secured and unsecured both)			0.00	
10	Loan disbursed for the project till date (secured and unsecured both)			0.00	
11	Interest on deposits (flexi facility) credited to the Separate account			0.00	
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)			0.00	

This certificate is being issued on specific request of M/s Mamta Agarwal 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.

Date: 09/11/2025
Place: Lucknow
UDIN: 25473932BPQAQW4470



FOR: MANUJ JAIN & ASSOCIATES
CHARTERED ACCOUNTANTS

Shireya Gupta
CA SHIREYA GUPTA
PARTNER