



Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF THE PROJECT "SHEEL KUNJ EXTENSION")			
Information as on : 13.02.2026			
Certification work Assigned vide letter No. _____		Dated : 01.02.2026	
Subject : Certificate for Percentage of Completion of Construction Work of the Project SHEEL KUNJ EXTENSION situated at Village Mukkarabpur Palehra, Tehsil Sardhana, Distt, Meerut, as approved by Meerut Development Authority Layout No.MDA-LD/2025-26/605 dated 13.01.2026 on the land admeasuring 8286.63 sq.mts. area being developed by Indus Valley Promoters Limited			
S.No.	Particulars	Rs.in lacs	Rs. In lacs
1	2	3	4
1	<b>Land Cost</b> (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.	35.94	35.94
	<b>SUB TOTAL LAND COST (in Rs.)</b>	35.94	35.94
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) upto 13.02.2026
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	108.39	108.39
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	108.39	108.39

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 Chartered Accountants  
 Piyush Goel

S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) upto 13.02.26
1	2	3	4
3A	<b>Cost of Site Development</b> (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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the	166.50	0.00
	<b>Sub Total of Site Development /Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	166.50	0.00
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	166.50	0.00
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	166.50	-
3D	<b>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)</b>		0
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	166.50	-
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	310.83	144.33
5	Percentage completion of Site Development Work completed (as per Project Engineer, Architect's Certificate)	0	
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 )%	46%	
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	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 )	144.33	
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 )		
11	Balance available in Designated A/c.	0.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	144.33	

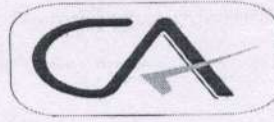
This certificate is being issued on specific request of M/s INDUS VALLEY PROMOTERS LTD. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

DATE : 13.02.26  
PALCE : MEERUT  
UDIN : 26414884HWJJYI6305



FOR PIYUSH GOEL & CO.  
CHARTERED ACCOUNTANT

CA PIYUSH GOEL  
M.NO. 414884



<b>Form-REG-3</b>						
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)						
No.-----			Date:- 26.02.2026			
<b>Information as on 26.02.2026</b>						
<p><b>Subject:</b> Certificate of amount incurred on "Sheel Kunj Extension" for Acquisition and Development of land situated at khasra No's 485part, 487part, 490part, 616part &amp; 617part at Village Mukkarabpur-Palehra, Tehsil Sardhana, Distt, Meerut as approved by <b>Meerut Development Authority</b>, Meerut through <b>Layout No. MDA-LD/25-26/0605</b> on land admeasuring <b>8286.63 sq. meter area</b>, being developed by Indus Valley Promoters Limited, having <b>Separate A/c No. 306001010036123 Bank Name: Union Bank of India</b></p>						
<b>PART-B</b>						
<p>I/ We also certify that:                  Out of the amount reported in <b>Column 6 of S No. 4B</b> above:</p> <p>(a) Rs. 144.33 Lacs has been actually spent on the 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 the Separate Account.</p> <p>(b) Rs. Nil Lacs is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land and development workS of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.</p> <p>(c) Rs. Nil Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that</p>						
( Rs in Lacs)						
S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<b>Total</b>		-				
<p>This certificate is being issued on specific request of M/s Indus Valley Promoters Limited 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.</p>						

DATE : 26.02.2026  
 PALCE : MEERUT  
 UDIN : 26414884QGWAPQ7733

FOR PIYUSH GOEL & Co.  
 CHARTERED ACCOUNTANT





CA PIYUSH GOEL  
 M.NO. 414884