

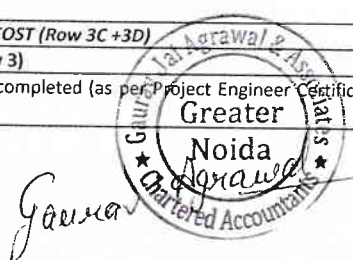


GAURAV JAI AGRAWAL & ASSOCIATES

Chartered Accountants

Form — 5			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.06.2018			
Certification work Assigned vide letter No.- NIL Dated - 30.06.2018			
Subject: Certificate of amount incurred on Janhit Awas Yojna - Affordable Homes for construction of 4 Nos. (Viz. A/B/C/D) Towers & 33 Nos. of Villas situated on Khasra No. - 217, Village - Chhapraula, District - Gautam Buddha Nagar demarcated by its boundaries Development Authority Jila Panchayat District Gautam Buddha Nagar, admeasuring 6,650 sq. meter area, being developed by Aaradhyam Developers Pvt. Ltd. having RERA Registration No. - UPRERAPRJ6753, Designated A/C No - 001466200000181 - Aaradhyam Developers Pvt. Ltd. Janhit Awas Yojna RERA A/c - Bank Name - Yes Bank			
S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-
1	2	3.00	4.00
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.	800.00	800.00
SUB TOTAL LAND COST (in Rs.)		800.00	800.00

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-
1	2	3.00	4.00
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)	10.00	1.40
	SUB TOTAL FEES PAID (in Rs.)	10.00	1.40
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); Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,990.00	1,155.24
3B	Cost of construction incurred (As Certified by Project Engineer)	3,000.00	1,156.64
3C	Total Construction Cost (Lower of 3A and 3B.)	3,000.00	1,156.64
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)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	3,000.00	1,156.64
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,800.00	1,956.64
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (For C&D Blocks)	77%	



For AARADHYAM DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR

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)%	51%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	328.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	229.60
9	Cumulative 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)	1,956.64
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)	328.00
11	Balance available in Designated A/c.	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	1,628.64

This certificate is being issued on specific request of M/s Aaradhyam Developers Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. - Kindly also refer Annexure - 1 for Notes to Accounts on CA Certificate

For Gaurav Jai Agrawal & Associates

Chartered Accountants

Firm Regn. No. 024547C

Gaurav Agrawal
(Proprietor)
Membership No. - 409153

For AARADHYAM DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR

Important notes and points considered in CA. Certificate

Annexure - 1

- (a) The Land Cost considered on the basis of Audited Balance Sheet of F.Y. 2016-17 of Aaradhyam Developers Pvt. Ltd. Where Land Cost of Rs. 8 Crores considered and sum of Rs. 8 Crores booked as outstanding Creditors in favour of Mr. Akshay Tyagi for the above mentioned Land.
- (b) For Construction and Development Cost Incurred amount of Rs. 1156.64 Lacs (Approx.) there is Creditor of Rs. 80Lacs Approx. lying as on date as per books of Accounts.
- (c) Total Budgeted Estimated Construction and Development Cost for sum of Rs. 3,000 Lacs considered on the basis of Chartered Engineer Certificate.
- (d) We have received Management Representation Letter Dated – 30.06.2018 with regard to CA. Certification requirement under The Real Estate (Regulation and Development) Act, 2016 & The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 and other relevant notifications, Office Orders, Circulars notified thereunder for Aaradhyam Golf Homes Project.
- (e) On the basis of Management Representation Letter Company recently opened New RERA Designated Account for Janhit Awas Yojna – Affordable Homes Project with Yes Bank Ltd. A/c No. – 001466200000181 in the name of Aaradhyam Developers Pvt. Ltd. Janhit Awas Yojna RERAA/c as on Dated – 28.06.2018
- (f) The Collection of Rs. 328.00 Lacs (Approx.) received from Allottees have been received by Aaradhyam Developers Pvt. Ltd. In the following mentioned Bank Account:-
- (A) Yes Bank Account No. – 001463700000119 – Janhit Awas Yojna U/O Aaradhyam Developers Pvt. Ltd.



For AARADHYAM DEVELOPERS PVT. LTD.


DIRECTOR