

# AGRAWAL KIRTI & CO.

## CHARTERED ACCOUNTANTS

### CHARTERED ACCOUNTANT'S CERTIFICATE

**Subject:** Certificate of amount incurred on **Ashoka City, Palwal** for Construction of Internal and External Development works for whole project of Affordable plotting registered under Deen Dayal Upadhyay Jan Awas Yojana approved by District Town and Country Planning (DT&CP), Chandigarh demarcated by its boundaries (latitude and longitude of the end-points) others Land to the North, project of SRS City to the South, Village Patli to the East, others land to the West with the land situated Village Palwal, Tehsil Palwal, District Palwal, PIN 121102, admeasuring 8.1125 acre area, being developed by Akshat Jyoti Real Estate Private Limited and Akshat International Private Limited having RERA no. – HRERA-PKL-PWL-107-2017 and having project no. – RERA-PKL-553-2019

S.NO	Particulars	Total Cost Estimated (in Rs.)	Amount incurred till 30 Sept. 2021
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.	4,73,67,825	4,73,67,825
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>4,73,67,825</b>	<b>4,73,67,825</b>



S.NO.	Particulars	Total Cost Estimated	Amount incurred (till 30 Sept. 2021 )
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)	8,36,250 3,28,500  81,12,500	8,11,250 3,28,500  81,12,500
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>92,77,250</b>	<b>92,52,250</b>
3A	<b>Cost of Development And construction</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 company not directly attached to project);	8,35,87,000	NIL
	<b>Subtotal of Construction Cost (in Rs.) (Sum of (a) to (d) of Row 3a</b>	8,35,87,000	NIL
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	8,35,87,000	NIL
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	8,35,87,000	NIL
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>	NIL	NIL
3	<b>TOTAL DEVELOPEMNT AND CONSTRUCTION COST (Row 3C +3D)</b>	<b>8,35,87,000</b>	NIL
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>14,02,32,075</b>	<b>5,66,20,075</b>
5	Percentage completion of Total Project (Proportionate incurred on the project to the total estimated cost)		<b>40.38</b>
6	<b>Balance cost to be incurred (based on estimated cost)</b>		<b>8,36,12,000</b>

This certificate is being issued on specific request of Akshat Jyoti Real Estate Private Limited and Akshat International Private Limited for HRERA compliance. The certificate is based on the information and records produced before us and is true to the best of our/my knowledge and belief.

FOR AGRAWAL KIRTI & CO.  
Chartered Accountants  
Firm Registration No. 027649N




CA. UMESH AGGARWAL  
(Partner)  
M. No. 517406  
Date : 08/02/2023

UDIN-23517406B07XREC4524