

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 AwasYojana approved by District Town and Country Planning (DT&CP), Chandigarhdemarcated by its boundaries (latitude and longitude of the end-points) Others Land to the North, project of SRS City to the South, Ville.Patli to the East Others land to the West with the land situated at Village Palwal, TehsilPalwal, District Palwal , PIN 121102, admeasuring 8.1125 acre area, being developed by AkshatJyoti 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

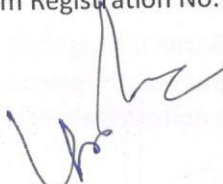

S. NO.	Particulars	Total Cost Estimated (in Rs.)	Amount incurred Till (March-2023)
1.	2.	3.	4.
1.	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive 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.	4,73,67,825	4,73,67,825
	SUB TOTAL LAND COST (in Rs.)	4,73,67,825	4,73,67,825



S.NO.	Particulars	Total Cost Estimated	Amount incurred (till March-2023)
1.	2.	3.	4.
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)	8,36,250 3,28,500 81,12,500	8,36,250 3,28,500 81,12,500
	SUB TOTAL FEES PAID (in Rs.)	92,77,250	92,77,250
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);	8,35,87,000	4,76,87,448
	Subtotal of Construction Cost (in Rs.) (Sum of (a) to (d) of Row 3a	8,35,87,000	4,76,87,448
3B	Cost of construction incurred (As Certified by Project Engineer)	8,35,87,000	4,76,87,448
3C	Total Construction Cost (Lower of 3A and 3B.)	8,35,87,000	4,76,87,448
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)	NIL	NIL
3	TOTAL DEVELOPEMNT AND CONSTRUCTION COST (Row 3C +3D)	8,35,87,000	4,76,87,448
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	14,02,32,075	10,43,32,523
5	Percentage completion of Total Project (Proportionate incurred on the project to the total estimated cost)		74.40
6	Balance cost to be incurred (based on estimated cost)		3,58,99,552

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 knowledge and belief.

For Agrawal Kirti & Co.
Chartered Accountants
Firm Registration No. 027649N

CA. Umesh Aggarwal
(Partner)
M. No. 517406
Date : 16/07/2023