

RATHI AGARWAL & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

Form – REG 3

CHARTERED ACCOUNTANT'S CERTIFICATE (ON LETTER HEAD)

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

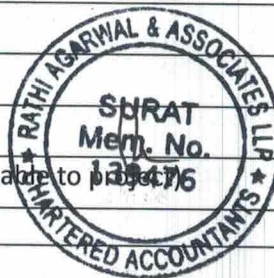
Information as on **30 June 2024**

Certification work Assigned vide letter No. AU/RERA/CER02

Dated: **06/07/2024**

Subject: Certificate of amount incurred on construction of the Group Housing Project "THE SUNFLOWER - PHASE 1" situated on Plot No. GH-07, Sector No. 06, Aditya World City, Integrated Township, Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad (U.P.) Demarcated by its boundaries 45 Meter Road to South East, Other Property to the North and 24 Meter wide Road to the South West Other Property to the West. Competent/Development authority Ghaziabad Development Authority, Ghaziabad District Ghaziabad PIN 201002 admeasuring 35,727.33 Sq. Mtr. area being developed by M/s AU Real Estate Services Private Limited, out of which 28,076.78 Sq. Mtr. area being developed by M/s AU Real Estate Services Private Limited in this phase 1 and 7650.55 Sq. Mtr. In Phase 2, RERA registration No. UPRERAPRJ448904/04/2024, Designated A/c No. 924020011966626, Bank Name – Axis Bank.

S. No.	Particulars	Total Cost Estimated	Amount incurred (actual out- flow) till now
1	2	3	4
		Rs. In Lakhs	Rs. In Lakhs
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	3,457.80	42.44
	(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;	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of development Rights), if any;	0.00	0.00
	(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);	276.62	276.62
	(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.	0.00	0.00
	SUB TOTAL LAND COST (in Rs.)	3,734.42	319.06
2	Project Clearance Fees		
	(a) Fees paid to RERA	1.50	1.53
	(b) Fees paid to Local Authority	286.09	286.09
	(c) Consultant/Architect Fees (directly attributable to project)	750.00	202.07
	(d) Any other (specify)	0.00	0.00
	SUB TOTAL FEES PAID (in Rs.)	1,037.59	489.70
3A	Cost of Development / Cost of Construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	0.00	0.00



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	(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);	0.00	0.00
	(c) Cost of material actually purchased;	54,149.62	876.46
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	0.00	0.00
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	54,149.62	876.46
3B	Cost of construction incurred (As Certified by Project Engineer)	0.00	876.46
3C	Total Construction Cost (Lower of 3A and 3B.)	0.00	876.46
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)	0.00	33.75
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	54,149.62	910.21
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	58,921.63	1,718.96
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		1.62%
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)%		2.92%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		5,365.75
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		3,756.03
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)		1,718.96
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)		939.88
11	Balance available in Designated A/c.		2,875.16
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		779.08

This certificate is being issued on specific request of M/s AU Real Estate Service Private Limited for UP RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

For Rathi Agarwal & Associates LLP
Chartered Accountants
(Registration Number: 136053W)

Arvind Rathi
ARVIND KUMAR RATHI
Partner

Membership Number: 139476
UDIN: 24139476BKCZXW5954
Place: Surat
Date:10-07-2024

