



ACA & ASSOCIATES

CHARTERED ACCOUNTANTS

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.09.2025			
Certification work Assigned vide letter No. Aura/Mylaagoon/RERA/03		Dated :- 04.10.2025	
Subject: Certificate of amount incurred on Mahagun My Laagoon, Phase 1 for Construction of its Building(s)/Block situated on the Khasra No/ Plot no. GH-04A, Sector-12, Greater Noida West, U.P. Demarcated by its boundaries (latitude and longitude of the end points) latitude 28° 33' 43.26"N longitude 77° 29' 7.70" E to the North, latitude 28° 33' 35.32" N longitude 77° 29' 6.29" E to the South, latitude 28° 33' 38.77" N longitude 77° 29' 11.48" E to the East, latitude 28° 33' 39.84" N longitude 77° 29' 2.52" E to the West, of village Sector-12, Greater Noida West, U.P., Greater Noida Authority Competent Authority/ Development authority District Gautam Buddh Nagar, PIN 201301 admeasuring 30,000 sq. meter area, being developed by [Promotor's Name] Aura Infrabiz LLP having RERA Registration No. [UPRERAPRJ999197/09/2024], Designated A/C No. 99900000015000 Bank Name: HDFC Bank Ltd. as on 30.09.2025			
		Rs. in lacs	Rs. in lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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.	35000	13480
SUB TOTAL LAND COST (in Rs.)		35000	13480
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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)	1000	447
SUB TOTAL FEES PAID (in Rs.)		1000	447
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);	80000	6377
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		80000	6377
3B	Cost of construction incurred (As Certified by Project Engineer)	116223	20304
3C	Total Construction Cost (Lower of 3A and 3B.)	80000	6377
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	0
TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)		80000	6377
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	116000	20304



5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	17.47%
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 }%	17.50%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	23031
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	16121
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Project) Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)	20304
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)	16109
11	Balance available in Designated A/c.	13
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	4196

This certificate is being issued on specific request of M/s Aura Infrabiz LLP (Name of the Promoter) for its Project Mahagun My Laagoon for UP RERA compliance. The certification is based on the unaudited provisional figures and information and records produced before us/me and is true to the best of our/my knowledge and belief.


 Signature of Chartered Accountant with seal
ACA & Associates
 Chiranjivi Abhishek
 M.no. - 509200
 UDIN -25509200BMIAE3645
 Date - 04 October 2025

