



Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No. 2

Date:- 15.07.2026

Information as on 30.03.2026

Subject: Certificate of amount incurred on Mahagun My Laagoon, Phase 1 and RERA Registration No. UPRERAPRJ999197/09/2024 for Acquisition and Development of land and/or Construction of all Tower/Block/Building(s) situated on 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. Tehsil Dadri, Greater Noida Authority Competent Authority/Development Authority District Gautam Budh Nagar, PIN 201301, admeasuring 30,000 sq. meter area, being developed by [Promoter Name] Aura Infrabiz LLP and [Promoter Id] UPRERAPRM285591, having Separate A/c No.9990000015000 Bank Name HDFC Bank Ltd. as on 30.06.2026

PART-A

S.No.	Particulars	Rs.in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:	13480	13480	0	13480
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.				
	ii- In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	13,480.00	13480	0	13480
	iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	-			
	TOTAL OF LAND COST - For Project Estimation Purpose	13,480.00	13480	0	13480
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.				
	ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	13,480.00	13480	0	13480
	iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.				
	TOTAL OF LAND COST - For % completion and withdrawal purpose	13,480.00	13,480.00	-	13,480.00
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	-	-	-	-
	(c) 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);	-	-	-	-



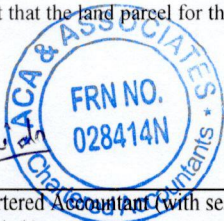
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)	23261
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)	0.00
15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	18329.00
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	0
17	Actual Balance available in Separate A/c as on date	0
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	0.00
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))	4932
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate	0.00
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	4932

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

Note: Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.

OR

Note: I/We report that the land parcel for this project has been mortgaged in other projects/ for loans/borrowings for other purpose also.



Signature of Chartered Accountant (with seal)
(Chiranjivi Abhishek)

(M. No. 509200)

ACA & ASSOCIATES

FRN - 028414N

UDIN: 26509200FBNDHS5149