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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|
| Chartered Accountants Certificate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                          |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                          |
| Information as on 31.12.2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      | Dated : 14.01.2025       |
| Certification work Assigned vide letter No.- NIL Dated - 13.01.2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                          |
| UDIN No. -25409153BMMHLB7795                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                          |
| <b>Subject: Certificate of amount incurred on Kamakhya Cross Walk, for Construction of 1 No. Tower (T1) situated on Plot No. LS-1, Sector- P-4, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, Development Authority - Greater NOIDA Industrial Development Authority (GNIDA), admeasuring 3,132 Sq. Mtrs. area, being developed by HT Kamakhya Developers, having UP RERA Registration No.- UPRERAPRJ547975/08/2024, Separate Bank A/c No. - 50200097675936, HT KD-SEPARATE A/C KAMAKHYA CROSS WALK, Bank Name-HDFC BANK, SECTOR-63, NOIDA, Gautam Buddha Nagar.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rs. in Lakhs         | Rs. in Lakhs             |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Total Cost Estimated | Amount incurred till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3                    | 4                        |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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);<br>(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. | 4,017                | 4,017                    |
| <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4,016.92             | 4,016.92                 |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Total Cost Estimated | Amount incurred till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3                    | 4                        |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 22                   | 21                       |
| <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 21.80                | 21.31                    |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site) , Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                                                                                                                                                                                                                                                               | 4,000                | 217                      |
| <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4,000                | 217                      |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4,000                | 198                      |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4,000                | 198                      |
| 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | -                    | -                        |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4,000                | 198                      |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 8,039                | 4,236                    |



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Unit No.821, 8<sup>th</sup> Floor, Hope Tower, Galaxy Blue Sapphire Plaza, Sector -4,  
Gaur Chowk Char Murti, Greater NOIDA (West), Gautam Buddha Nagar,  
Uttar Pradesh, PIN-201318

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                     |                             | REG-03                          |
| <b>Chartered Accountants Certificate</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                     |                             |                                 |
| (FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                     |                             |                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                     |                             |                                 |
| Information as on 31.12.2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                     |                             | Dated : 14.01.2025              |
| Certification work Assigned vide letter No.- NIL Dated - 13.01.2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                     |                             |                                 |
| UDIN No. -25409153BMMHLB7795                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                     |                             |                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                     |                             |                                 |
| <b>Subject: Certificate of amount incurred on Kamakhya Cross Walk, for Construction of 1 No. Tower (T1) situated on Plot No. LS-1, Sector- P-4, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, Development Authority - Greater NOIDA Industrial Development Authority (GNIDA), admeasuring 3,132 Sq. Mtrs. area, being developed by HT Kamakhya Developers, having UP RERA Registration No.- UPRERAPRJ547975/08/2024, Separate Bank A/c No. - 50200097675936, HT KD-SEPARATE A/C KAMAKHYA CROSS WALK, Bank Name-HDFC BANK, SECTOR-63, NOIDA, Gautam Buddha Nagar.</b> |                                                                                                                                                                                     |                             |                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                     |                             |                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                     |                             |                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                     | Rs. in Lakhs                | Rs. in Lakhs                    |
| <b>S.No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Particulars</b>                                                                                                                                                                  | <b>Total Cost Estimated</b> | <b>Amount incurred till now</b> |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2                                                                                                                                                                                   | 3                           | 4                               |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 7 Nos. Towers)                                                                     |                             | 5%                              |
| 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)%                                 |                             | 53%                             |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Total amount received from Allottees till date since Inception of the Project (in Rs.)                                                                                              |                             | 205                             |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>                                                                                                                 |                             | 143                             |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Cumulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4*row 6 )</b>             |                             | 4,236                           |
| 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 ) |                             | 121                             |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Balance available in Separate Bank A/c as on 31.12.2024                                                                                                                             |                             | 22.24                           |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                            |                             | 4,115                           |
| This certificate is being issued on specific request of <b>HT Kamakhya Developers</b> for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. <b>Kindly Also refer Annexure-1 for Notes to CA. Certificate.</b>                                                                                                                                                                                                                                                             |                                                                                                                                                                                     |                             |                                 |
| For Gaurav Jai Agrawal & Associates<br>Chartered Accountants<br>Firm Regn. No. 024547C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                     |                             |                                 |
| CA. Gaurav Agrawal<br>(Propertor)<br>Membership No. - 409153<br>Mobile No. : 9718018063<br>Date: 14.01.2025<br>Place: Greater NOIDA                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                     |                             |                                 |



**Notes to CA. Certificate (Kamakhya Cross Walk – UPRERAPRJ547975/08/2024) Project**

**Annexure – 1**

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Lease Deed Dated – 27.03.2024 of the Project Land & Agreed payment, terms & conditions between HT Kamakhya Developers & Greater NOIDA Industrial Development Authority (GNIDA).
- (b) The amount of Trade Payables is Rs. 25.30 Lakhs as per Books of Accounts and Management Representation Letter (MRL) Dated - 13.01.2025 provided by the Promoter Company.
- (c) Total Estimated Construction and Development Cost for sum of Rs. 4,000 Lakhs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (d) Total Incurred Construction and Development Cost have been considered on the basis of, accrued expenses booked by the Promoter Company in its books of Accounts.
- (e) The data for the period from 01.04.2024 to 31.12.2024 is unaudited further the same is based on as per the books of accounts maintained & produced before me by the HT Kamakhya Developers - Promoter Company.

UDIN No. -25409153BMMHLB7795