



# GUPTA HARSHIT & ASSOCIATES

## CHARTERED ACCOUNTANTS

To,  
Designated Partner's  
**Aura Buildcom LLP**  
F-205, Grand Ajnara Heritage  
Plot No GH-01/B, Sector 74  
Noida, Uttar Pradesh 201301

**SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Aura Buildcom LLP for the period upto 30 June 2025 with respect to UPRERA Registration number UPRERAPRJ101145**

This Report is issued in accordance with the terms of our engagement letter/agreement dated 09 September 2024.

The report contains the cost incurred towards construction of project as at 30 June 2025 including the details as required pursuant to the UPRERA as per books of accounts maintained by the management.

We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review of Historical Financial Information, and Other Assurance and Related Services Engagements.

We have verified the books accounts, documents of **M/s Aura Bulcom LLP** and certify that the total amount incurred for construction of commercial "Avenue IV" Situated on Commercial **Plot No. 5, Springwood Enclave, Sector -4, Wave City, Tehsil & District- Ghaziabad, U.P.** Demarcated by its boundaries (latitude and longitude of the end points ) to the North 28° 39' 11.9" N; 77° 29' 57.8" E, to the East 28° 39' 07.4" N; 77° 30' 03.5" E, to the South 28° 39' 06.0" N; 77° 30' 01.9" E, to the West 28° 39' 10.5" N; 77° 29' 56.5" E of tehsil Sadar, competent /development authority GDA, District – Ghaziabad, Pin: 201001 admeasuring **12361.18 Sq. Mtr.** being developed by the firm, is **Rs. 106.17 Crore** (including land cost) as on 30 June 2025.

(Amount in crores)

| S.no. | Particulars | Total Cost Estimated | Amount Incurred (actual out - flow) till 30 June 2025 |
|-------|-------------|----------------------|-------------------------------------------------------|
| 1     | 2           | 3                    | 4                                                     |

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**Phone: +91 – 9990765123 E-mail: caharshitgupta01@gmail.com**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |       |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------|
| 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. Amount 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, 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. | 72.10  | 72.10 |
|    | <b>SUB TOTAL LAND COST (in Rs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 72.10  | 72.10 |
| 2  | Project Clearance Fees (includes followings)<br>a. Fees paid to RERA<br>b. Fees paid to Local Authority<br>c. Consultant/Architect Fees (directly attributed to project)<br>d. Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 8.25   | 1.72  |
|    | <b>SUB TOTAL FEES PAID (in Rs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 8.25   | 1.72  |
| 3A | <b>Cost of development And Construction site (includes following)</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 salary and wages (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                                                                                                                                                                                                                        | 175.00 | 26.47 |
|    | <b>SUB TOTAL OF CONSTRUCTION COST (in Rs.)<br/>(Sum of (a)to(d)of row 3A)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 175.00 | 26.47 |
| 3B | Cost of construction incurred (As certify by project Engineer)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 175.00 | 26.47 |
| 3C | Total construction cost (Lower of 3A and 3B)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 175.00 | 26.47 |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 20.00  | 5.88  |

|    |                                                                                                                                                               |        |        |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|
| 3  | TOTAL DEVELOPMENT AND CONSTRUCTION COST (ROW 3C+3D)                                                                                                           | 195.00 | 32.36  |
| 4  | TOTAL COST OF PROJECT (ROW 1 + ROW 2 + ROW 3)                                                                                                                 | 275.35 | 106.17 |
| 5  | Percentage completion of construction work completed (as per project Engineer, Architect's certificate)                                                       | 15.13% |        |
| 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) %            | 38.56% |        |
| 7  | Total amount received from Allottees (excluding taxes) till date since Inception of the Project (in Rs.)                                                      | 52.04  |        |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                  | 36.43  |        |
| 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) | 106.17 |        |
| 10 | Amount Actually Withdrawn till date Since Inception of the Project                                                                                            | 36.43  |        |
| 11 | Balance available in Designated A/c                                                                                                                           | 0.00   |        |
| 12 | Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 – Row - 10)                                                           | 69.74  |        |

This certificate is being issued on specific request of **M/s Aura Buildcom LLP** for UP RERA Compliance. The Certification is based on the information and record produced before us and is true to the best of our knowledge and belief.

for **Gupta Harshit & Associates**  
Chartered Accountants  
Firm Reg. no: **0034256C**

**Harshit Kumar Gupta**  
*Proprietor*  
Membership no. **423838**  
UDIN: **25423838BMIURF4696**

**Place:** Ghaziabad  
**Date:** 15 July 2025