

A H S G & Co. LLP

Chartered Accountants

To,
The Designated Partners
ASPIRE CITY LLP
B-108, Ground Floor, Noida,
Gautam Buddha Nagar,
Uttar Pradesh, India, 201301

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by ASPIRE CITY LLP for the period up to 30 September 2025 with respect to Phase 1 UPRERA Registration number UPRERAPRJ633054/04/2025.

This Report is issued in accordance with the terms of our engagement letter/agreement dated 5th February 2025.

The report contains the cost incurred towards construction of project as at 30 September 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 unaudited books accounts, documents of **ASPIRE CITY LLP** and certify that the total amount incurred on **ASPIRE CITY PH 1** commercial project situated on **Khasra no. 229, 233, 234, 237, 238, 248, 251** demarcated by its boundaries (latitude and longitude of the end- points) 28.717780, 77.716317 to the North, to the South, to the East to the West of Village Nizampur, Tehsil Hapur, Hapur-Pilkhwa Development Authority, District Hapur 245101, Uttar Pradesh admeasuring 19888.00 square meter area, being developed by ASPIRE CITY LLP having RERA Registration No. *UPRERAPRJ633054/04/2025*, Designated A/C No 50200106382027, Bank Name: HDFC Bank.



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(Amount in Lacs)

S.no.	Particulars	Total Cost Estimated	Amount Incurred till 30 June 2025	Amount Incurred from 1 July- 30 Sept 2025	Amount Incurred till 30 September 2025
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. 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); 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.	632.00	153.60	189.04	342.64
	SUB TOTAL LAND COST (in Rs)	632.00	153.60	189.05	342.64
2	Project Clearance Fees (includes followings) a. Fees paid to RERA b. Fees paid to Local Authority c. Consultant/Architect Fees (directly attributed to project) d. Any other (specify)	180.00	164.62	0.31	164.93
	SUB TOTAL FEES PAID (in Rs)	180.00	164.62	0.31	164.93



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3A	Cost of development And Construction site (includes following) 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);	980.00	136.14	59.10	195.24
	SUB TOTAL OF CONSTRUCTION COST (in Rs.) (Sum of (a)to(d)of row 3A)	980.00	136.14	59.10	195.24
3B	Cost of construction incurred (As certify by project Engineer)	980.00	136.00	59.24	195.00
3C	Total construction cost (Lower of 3A and 3B)	980.00	136.00	59.10	195.00
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)	-	-	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (ROW 3C+3D)	980.00	136.00	59.10	195.00
4	TOTAL COST OF PROJECT (ROW 1 + ROW 2 + ROW 3)	1792.00	454.36	248.21	702.57
5	Percentage completion of construction work completed (as per project Engineer, Architect's certificate)	19.91%			
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) %	39.21%			
7	Total amount received from allottees (excluding taxes) till date since Inception of the Project (in Rs.)	120.82			
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	84.58			
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)	702.57			
10	Amount Actually Withdrawn till date Since Inception of the Project	71.71			



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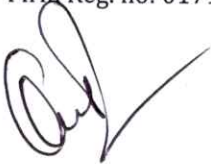
11	Balance available in Designated A/c	12.87
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 – Row - 10)	630.86

This certificate is being issued on specific request of ASPIRE CITY 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 **A H S G & Co LLP**

Chartered Accountants

Firm Reg. no: 017188C/C400304



Amit Goel

Partner

Membership no. 409858

UDIN: 25409858BMIUKT6734



Place: Noida

Date: 09 October 2025