Annexure 3: Chartered Accountant's Certificate (Form-REG-3) — Part A

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate

No._____ Date:-30.06.2025

Information As On_30.06.2025	

Subject: Certificate of amount incurred on Exotica 132 and applied for RERA Registration No. UPRERAPRJ731857/04/2025 for Acquisition and Development of land or/and Construction Of Tower-2 & commercial block of the Ist phase of the project situated on Plot No. A-3A, demarcated by its boundaries (latitude and longitude of the end-points) to the North, 28 30 35.76N 77 22 43.29E to the South, 28 30 28.68N 77 22 49.50E to the East 28 3030.67N 77 22 51.16E to the West 28 30 33.76N 77 22 41.64E, of Sector 132, Tehsil Dadri, Competent Authority/Development Authority Noida, District Gautam Bhudh Nagar, PIN 201301, admeasuring 12145.56, sq. meter area, being developed by Exotica Infratech LLP. and Promoter Id applied , having Separate A/c No.04261100036255 Bank Name Punjab & Sind Bank

PART- A

		Rs. In lacs	**Rs. In lacs**	**Rs. In lacs**	**Rs. In lacs**
S.No.	**Particulars**	**Total Estimated Cost**	**Amount incurred till last quarter**	**Amount incurred during the quarter**	**Amount incurred till now**
1	**2**	**3**	**4**	**5**	**6**
	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:	**4,111.86**	**4111.86**	**0**	**4,111.86**
	(a.1) For Project Estimation Purpose	0	0	0	0
1	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.	0	0	0	0
	ii- In case Of acquisition through joint development agreement with landowner, 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.	0	0	0	0
	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.	0	0	0	0
	TOTAL OF LAND COST-For Project Estimation Purpose	**4,111.86**	**4,111.86**	**0**	**4,111.86**
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account	0	0	0	0
	i-In case of acquisition through Purchase, the actual purchase price will be considered.	0	0	0	0
	ii-In case of acquisition through joint development agreement with landowner, the cost of land shall be the actual cost incurred by the landowner	0	0	0	0
	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.	0	0	0	0
	TOTAL OF LAND COST - For % completion and withdrawal purpose	**4,111.86**	**4,111.86**	**0**	**4,111.86**

	(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;	**0**	**0**	**0**	**0**
	(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);	0	0	0	0
	(d) Interest (Other than Penal Interest and Penalties etc.) a) paid to Financial Institution, Scheduled Banks, NBFC on loan/borrowing provided such loan/borrowing has been utilized for purchase of land b) paid on Unsecured Loan(s) this interest amount will be restricted at State Bank of India – Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilized for purchase of land c) paid to the Competent Authority for acquisition of land.	0	0	0	0
	TOTAL OF LAND COST	**4,111.86**	**4,111.86**	**0**	**4,111.86**
1A	**- For Project Estimation Purpose i.e. a.1+b+c+d**	0	0	0	0
1B	**- For Withdrawal Purpose i.e. a.2+ b+c+d**	0	0	0	0
2	**Project Clearance Fees**				
	(a) Fees paid to RERA	1.5	1.32	0	1.32
	(b) Fees paid to Local Authority	41.94	41.94	0	41.94
	(c) Consultant/Architect Fees (directly attributable to project)	300	30.01	7.35	37.36
	(d) Any Other (specify)(Labour cess, CTE fees, IGBC Green building registration charges)	42.8	44.5	0.17	44.67
	TOTAL OF FEES PAID	**386.24**	**117.77**	**7.52**	**125.29**
3A	**Cost of Construction and Development**	**24613.76**	**0**	**0**	**0**
	(a) Cost of services (water, electricity to construction site), Site Overheads;	**0**	9.49	121.85	131.34
	(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);	0	0	0	0
	(c) Cost of materials actually Purchased;	0	24.21	47.34	71.55
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	0	20.11	46.34	66.45
	Total of Construction and Development Cost (sum of (a) to (d) of 3A) and Development Cost (sum of (a) to (d) of 3A)	**24613.76**	**53.81**	**215.53**	**269.34**
3B	***Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. RE G-2)***	**25,000**	0	0	0
3C	***Total Construction and Development Cost (Lower of 3.4 and 3B.)***	**24613.76**	**0**	**0**	**0**

3D	***Interest on loan / borrowing (Other than Penal Interest and Penalties etc.) provided such loan/borrowing has been utilized for construction of this project:*** *a) paid to Financial Institution, Scheduled Banks, NBFC and b) paid on Unsecured Loan(s)- this interest amount Will be restricted at State Bank of India – Marginal cost of Fund based lending Rate (SBI –MCLR)"*	1,500	0	0	0
3E	**TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)**	**26113.76**	**0**	**0**	**0**
4	**TOTAL COST OF PROJECT**	**30,611.86**	**4,283.44**	**223.05**	**4,506.49**
4A	**- For Project Estimation Purpose (S NO. 1A +S No. 2 + S No. 3E)**	0	0	0	0
4B	**- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)**	0	0	0	0
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2 x100	**1.09%**			
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)	**14.72%**			
7	Total amount received from allottees till date since Inception of the Project	105			
8	70% Amount to be deposited in Separate Account (70%*S No.7)	73.5			
9	Loan sanctioned for the Project till date (secured and unsecured both)	0			
10	Loan disbursed for the project till date and (secured and unsecured both)	0			
11	Interest on deposits (flexi facility) credited to the Separate account	0			
12	**Total amount to be credited in the Separate Account till date (S No.8 + S No. 10 + S No. 11)**	**73.5**			
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)	**4506.49**			
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			

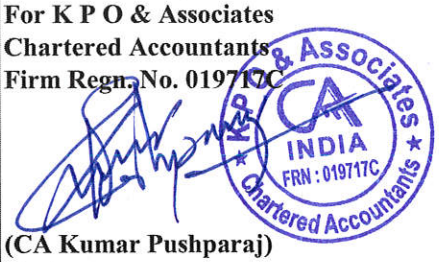
KPO & Associates ★ Chartered Accountants ★ CA INDIA FRN : 019717C

15	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized 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))	0
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	73.5
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**	73.5
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))**	**4506.49**
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (incase of refund as per S No. 15 above) as per **Part B** of this certificate	**0**
21	Amount that can be finally transferred to the Transaction account (S No.19-S No.20)	**4506.49**

This certificate is being issued on specific request of M/s Exotica Infratech 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.

For K P O & Associates
Chartered Accountants
Firm Regn. No. 019717C



(CA Kumar Pushparaj)
Partner
Membership No. 530584

UDIN: 25530584BMIFLK1186
Noida; 10th July 2025

Form-REG-3

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

No.

Date:- 30-06-2025

Information As on 30-06-2025

Subject: Certificate of amount incurred on Exotica 132 and applied for RERA Registration No. UPRERAPRJ731857/04/2025 for Acquisition and Development of land or/and Construction Of **Tower-2 & commercial block of the Ist phase of the project** situated on **Plot No.A-3A**, demarcated by its boundaries (latitude and longitude of the end-points) to the North,28 30 35.76N 77 22 43.29E to the South,28 30 28.68N 77 22 49.50E to the East 28 3030.67N 77 22 51.16E to the West 28 30 33.76N 77 22 41.64E, of Sector 132, Tehsil Dadri, Competent Authority/Development Authority Noida, District Gautam Bhudh Nagar, PIN 201301, admeasuring 12145.56, sq. meter area, being developed by Exotica Infratech LLP. and Promoter Id applied , having Separate A/c No.04261100036255 Bank Name Punjab & Sind Bank

PART- B

I/We also certify that:
Out of the amount reported in **Column 6 of S No. 4B** above:

(a) Rs. **4506.49** Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(I)(d) and is, therefore, admissible for withdrawal from the Separate Account.

(b) Rs. 0 Lacs is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.

(c) Rs. 0 Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement for Sale entered into with that allottee.

(in Rs)

S.NO.	Name of the vendor/ contractor/Allottee	Amount due	Amount due towards	Bank Name	IFSC	Bank Account No.
1	A2Z Contractors Pvt. Ltd.	0	0	0	NA	NA
	Total	0	0	0	NA	NA

This certificate is being issued on specific request of M/s [Exotica Infratech LLP] 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.

For K P O & Associates
Chartered Accountants
Firm Regn. No. 019717C

K P O & Associates ★ CA INDIA FRN : 019717C ★ Chartered Accountants

(CA Kumar Pushparaj)
Partner
Membership No. 530584

UDIN: 25530564BMIFLK1186
Noida; 10th July 2025