

**20, ROYAL ENCLAVE,
DELHI ROAD, MORADABAD[U.P.]
Mobile: 9917788550
Email:gunjangoenkaca@gmail.com**

CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 31/03/2026

Dated - As on 31/03/2026

		Rs. In Lacs	Rs. In Lacs
S. No	Particulars	Total Cost Estimated	Amount Incurred (Actual Out Flow) Till Now
1.	Land Cost (a) Acquisition cost of land (Through agreement with land owner) Land transaction; Circle Value of 9083.33 mtr land given by Land owner (Avdhesh Kumar, Suresh Kumar, Naveen Kumar, Pankaj Kumar & Sanjeev Kumar) (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) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government	338.29 NA NIL NIL	338.29 NIL NIL

	towards stamp duty, transfer charges, registration fees etc (if not included para (a) above (e) Interest (Other than Penal Interest, Penalties etc) paid to Scheduled Banks, NBFC and "Unsecured loan at Bank Marginal cost of Fund based lending Rate " on money borrowed for purchase of land and also to Competent Authority	NIL	NIL
	Sub Total Cost (in Rs)	338.29	338.29

		Rs. In Lacs	Rs. In Lacs
S. No	Particulars	Total Cost Estimated	Amount Incurred (Actual Out Flow) Till Now
2.	Project Clearance fees (a) Fees Paid RERA (b) Fees paid to Local Authority Authority(MDA) (c) Fees Paid to NHAI (d) Consultant/ Architect fees (directly attributable to project) (e) Any other (Water And Air Consent Pollution Board	0.97 106.68 5.00	0.97 106.68 1.05
	SUB TOTAL FEES PAID (in Rs.)	112.65	108.70
3A	Cost of Development And Construction (a) Cost of services (water electricity to construction site) and other Administration Exp. (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) Other assets used	120.00	65.86

	since Inception of the Project (in Rs.)		
8	70% Amount to be deposited in Designated Account	NA	NA
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e.(Total Estimated Cost " Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	NA	NA
10	Amount actually withdrawn till date since inception of the project This shall include 70% of the amount realised till date but not deposited in the designated Account)	NA	NA
11	Balance available in Designated A/c	NA	NA
12	Amount that can be withdrawn from the designated Bank A/C under this certificate	NA	NA
	This certificate is being issued on specific request of M/s VASUNDHRA BUILDERS for UP RERA compliance, The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.		

The above figures are on the basis of books of accounts and documents produced.
We have relied on the same.

PLACE: MORADABAD
DATE:13.06.2026
UDIN: 26077029VBSQLD7223

FOR GUNJAN AGARWAL
Chartered Accountant

(GUNJAN AGARWAL)
Prop
Membership No: 077029