H K BATRA AND ASSOCIATES
Chartered Accountants

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Ref: HKB/CERT/2026-27/19 ***Date: 13/05/2026***

UDIN: 26547525FOWFLK3821

To,

The Real Estate Regulatory Authority

Uttar Pradesh

Form-REG-3					
For the quarter ending on December 2025					
Subject: Certificate of amount incurred on G.H.I CITY 2 (Affordable Housing Scheme) for Acquisition and Development of land and/or Construction at GHI, CITY-2, Khasra No-467,451,472 at Village Kundal Fatehabad Road, Agra., being developed by **M/s. CZAR BUILDCON PRIVATE LIMITED**					
PART-A					
		Rs.in lacs	**Rs. In lacs**		**Rs. In lacs**
S.No.	**Particulars**	**Total Estimated Cost**	**Amount incurred TILL the last quarter**	**Amount incurred in this quarter**	**Amount incurred till now**
1	2	3	5	5	6
1	**Land Cost**				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.1) For Project Estimation Purpose				
	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.	862.67	862.67	0	862.67
	ii- In case of acquisition through Joint Development Agreement with land owner, 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.	N/A			
	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.	N/A			
	TOTAL OF LAND COST - For Project Estimation Purpose	-			
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	862.67	862.67	0	862.67
	ii- In case of acquisition through Joint Development Agreement with land owner, 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.				

	TOTAL OF LAND COST - For % completion and withdrawal purpose	862.67	862.67	0	862.67
	(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;	N/A	-	-	-
	(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);	49.11	49.11	0	49.11
	(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 utilised 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 utilised for purchase of land c) paid to the Competent Authority for acquisition of land	N/A	-	-	-
	TOTAL OF LAND COST				
1A	**- For Project Estimation Purpose i.e. a.1+ b+c+d**	911.78	911.78	0	911.78
1B	**- For Withdrawal Purpose i.e. a.2+ b+c+d**	911.78	911.78	0	911.78
2	**Project Clearance Fees**				
	(a) Fees paid to RERA	1.13	1.13	0.78	1.91
	(b) Fees paid to Local Authority	9.75	9.75	0	9.75
	(c) Consultant/Architect Fees (directly attributable to project)	5	0.45	0.3	0.75
	(d) Any other (For Dhara - 80)	4.07	4.07	0	4.07
	TOTAL OF FEES PAID	**19.95**	**15.4**	**1.08**	**16.48**
3A	**Cost of Construction and Development**				
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	18	12.34	3.88	16.22
	(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 materials actually purchased;	N/A 711	N/A 258.04	N/A 63.59	N/A 321.63
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	216	32.72	1.96	34.68
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	**945**	**303.1**	**69.43**	**372.53**
	Total Incurred Cost (Sum of 2 and 3A)	**964.95**	**318.5**	**70.51**	**389.01**
3B	***Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)***		-	-	-
3C	***Total Construction and Development Cost (Lower of 3A and 3B.)***		-	-	-
3D	***Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised 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)"*	**N/A**	-	-	-
3E	***TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)***	**NIL**	-	-	-
4	**TOTAL COST OF PROJECT**				
4A	**- For Project Estimation Purpose**	**1876.73**			
4B	**- For % completion of the project and withdrawal purpose**	**1876.73**	**1230.28**	**70.51**	**1300.79**
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	**N/A**			

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)	**69.31%**
7	Total amount received from allottees till date since Inception of the Project	**NIL**
8	70% Amount to be deposited in Separate Account **(70%*S No. 7)**	**NIL**
9	Loan sanctioned for the project till date (secured and unsecured both)	**NIL**
10	Loan disbursed for the project till date (secured and unsecured both)	**NIL**
11	Interest on deposits (flexi facility) credited to the Separate account	**NIL**
12	**Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)**	**NIL**
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)**	**1300.79**
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)	**NIL**
15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	**NIL**
16	Computed Balance in Separate A/c as on date: **(S No. 12 - S No. 15)**	**NIL**
17	Actual Balance available in Separate A/c as on date	**NIL**
18	Difference between the computed balance and actual balance in Separate A/c (**S No. 16 - S No. 17**) **Should be Nil**	**NIL**
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))**	**NIL**
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per **Part B** of this certificate	**NIL**
21	Amount that can be finally transferred to the Transaction account (**S No. 19 - S No. 20**)	**NIL**

This certificate is being issued on specific request of **M/s. CZAR BUILDCON PRIVATE LIMITED** 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.

As per our Independent Report
of even date annexed as Annexure-A
For H. K. Batra & Associates
(Chartered Accountants)
FRN: 009889N

NAMAN CHAWLA

Digitally signed by NAMAN CHAWLA
Date: 2026.05.13 12:33:17 +05'30'

CA. NAMAN CHAWLA
(Partner)
Membership No. 547525
UDIN: 26547525FOWFLK3821

H K BATRA AND ASSOCIATES
Chartered Accountants

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New Delhi -110034
Phone: 011-49054156-57
E-mail: admin@hkbpartners.in

Date: 13/05/2026

ANNEXURE -A: ANNEXURE TO CERTIFICATE: HKB/CERT/2026-27/19

To,
The Real Estate Regulatory Authority
Uttar Pradesh

Subject: Independent Practitioner's Report on the certificate number HKB/CERT/2026-27/19

1. This Report is issued in accordance with the terms of our engagement letter dated 06/05/2026.
2. The accompanying certificate towards confirmation of the project details of, **M/s. CZAR BUILDCON PRIVATE LIMITED** (hereinafter referred together as the "Certificate") contains the details as required pursuant to compliance with the terms and conditions contained in the engagement letter dated 06/05/2026.

Management's Responsibility for the Statement

3. The preparation and maintenance of the documents as mentioned in the certificate is the responsibility of the management including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and maintenance of the relevant records that are reasonable in the circumstances and are appropriate under different acts and rules made thereon.
4. The Management is also responsible for ensuring that the management complies with the requirements of filing this certificate with RERA.

Practitioner's Responsibility

5. Pursuant to the requirements of providing certificate, it is our responsibility to provide a reasonable assurance that the details mentioned in the certificate have been accurately extracted from the unaudited books of accounts for the FY 2025-26 and the details and documents provided to us and the computations if any are arithmetically correct.
6. The above said books of accounts have neither been audited nor reviewed by us but has been provided to us by the management. We have solely extracted and reported details from the above details.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

8. Based on our examination, as above, we are of the opinion that:

the details mentioned in the certificate have been accurately extracted from the unaudited books of accounts for the FY 2025-26 and the details and documents provided to us and the computations if any are arithmetically correct.

During the period under consideration, the company received certain amounts under the head "Expression of Interest" in its regular bank account (and not in a RERA/Escrow Account), from which expenses pertaining to the project were incurred. As informed by the company, no allotments have been made against the said Expression of Interest amounts and since the amounts were received as "Expression of Interest" thus the same were not received in the RERA/Escrow Account.

Restriction on Uses

9. This report has been issued at the request of the Board of Directors of the Company. The certificate is provided solely for filing before UP RERA and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For H. K. Batra & Associates
(Chartered Accountants)
FRN: 009889N

NAMAN CHAWLA
Digitally signed by NAMAN CHAWLA
Date: 2026.05.13 12:33:43 +05'30'

CA. NAMAN CHAWLA
(Partner)
M. No. 547525
UDIN: 26547525FOWFLK3821

Place: New Delhi
Date: 13/05/2026