



M BINDAL & ASSOCIATES

Chartered Accountants

Form- REG - 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

No.- _____

Date:13-08-2025

Information as on 13-08-2025

Subject : Certificate of Amount Incurred on Project Numax City -2, Muzaffarnagar Acquisition and Development of 213 Nos. of Plots admeasuring on Khasra no. KHASARA NO. 1379/17, 1379/18, 1383, 1384, 1385M, 1386, 1387, 1388,1388M, 1389, 1390, 1391, 1392, 1393, 1396, 1406, 1407/1, 1407/2, 1408M, 1409, 1410M, 1420, 1420/2, 1421, 1422, 1424M and 1425/3 demarcated by its boundaries (latitude and longitude of the end-points) 29.39305833 &77.70091667 the North, to the South, to the East to the West of Village Jarauda Tehsil Sadar District Muzaffarnagar U.P., Under Competent Development Authority- Muzaffarnagar Development Authority District Muzaffarnagar, admeasuring 90587.48 sq.mts. area being developed by Promoter NUMAX REALCON PVT. LTD. and other Co-Promoter Aabhaara Real Ventures LLP, Numax Build Homes LLP, Numax Blue Homes LLP, Numax Buildtech LLP, Numax Infratech LLP, Oasisopus Realty Private Limited, and Sparkstone Realty LLP, Promoter Id UPRERAPRM358427. having Separate A/C No. 2514002100020878 Bank Name Punjab National Bank.

PART-A					
S.No.	Particulars	Rs.in	Rs. In	Rs. In	Rs. In
		lacs	lacs	lacs	lacs
		Total Estimated Cost	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.i) 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.	4477.00	1040.00	0	1040.00



	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.	NA	NA	NA	NA
	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.	NA	NA	NA	NA
	TOTAL OF LAND COST - For Project Estimation Purpose	4477.00	1040.00	0	1040.00
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account	NA	NA	NA	NA
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	NA	NA	NA	NA
	ii- In case of acquisition through joint development agreement with landowner, the cost of land shall be the actual cost incurred by the landowner	NA	NA	NA	NA
	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.	NA	NA	NA	NA
	TOTAL OF LAND COST - For % completion and withdrawal purpose	NA	NA	NA	NA
	(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;	NA	NA	NA	NA
	(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);	358	83	0	83
	(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	NA	NA	NA	NA
	TOTAL OF LAND COST	4835	1123	0	1123
1A	-For Project Estimation Purpose i.e. a.1+ b+c+d	4835	1123	0	1123



1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	0	0	0	0
2	Project Clearance Fees				
	(a) Fees paid to RERA	5	0	0	0
	(b) Fees paid to Local Authority	400	400	0	400
	(c) Consultant/Architect Fees (directly attributable to project)	100	40	0	40
	(d) Any other	0	0	0	0
	TOTAL OF FEES PAID	505	440	0	440
3A	Cost of Construction and Development				
	(a) Cost of services (water electricity to construction site). Site Overheads;	3200	0	0	0
	(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);	NA	NA	NA	NA
	(c) Cost of materials actually purchased	NA	NA	NA	NA
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	200	75	0	75
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	3400	75	0	75
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	3200	0	0	0
3C	Total Construction and Development Cost (Lower of 3A am/3B.)	3200	75	0	75
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilized for construction of this project: d) paid to Financial Institution, Scheduled Banks, NBFC and e) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBJ -MCLR)"	0	0	0	0
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	3200	75	0	75
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. IA+S No. 2 +S No. 3E)	8540	1638	0	1638
4B	-For% completion of the project and withdrawal purpose (S No. IB+ Sr. No. 2+SNo. 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 ofREG-2) x 100	0%			



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)	19.18
7	Total amount received from allottees till date since Inception of the Project	0.00
8	70% Amount to be deposited in Separate account {70%*S No. 7}	0.00
9	Loan sanctioned for the project till date (secured and unsecured both)	0.00
10	Loan disbursed for the project till date (secured and unsecured both)	0.00
11	Interest on deposits (flexi facility) credited to the Separate account	0.00
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No.11)	0.00
13	Cumulative Amount that can be withdrawn from Separate ale, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)	0.00
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)	0.00
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))	0.00
16	Computed Balance in Separate Ale as on date: (S No. 12 - S No. 15)	0.00
17	Actual Balance available in Separate Ale as on date	0.00
18	Difference between the computed balance and actual balance in Separate Ale (S No. 16 - S No. 17) Should be Nil	0.00
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate Ale (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No.15))	0.00
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	0.00
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	0.00



This certificate has been issued on the specific request of the Management of M/s Numax Realcon Private limited 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.

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 M Bindal & Associates

Chartered Accountants
FRN No.0089415N



Mukesh Bindal
(Partner)

M.No. 511038

UDIN: 25511038BMIXUT7921



Place: New Delhi

Date: 13th August, 2025