



A RAHUL & CO
CHARTERED ACCOUNTANTS

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(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30.09.2025

Dated :- 14/10/2025

Certification work Assigned vide letter No.

UDIN-25500144BMJDGW5941

Subject: Certificate of amount incurred on "58 High Street" for Construction of 1 Nos. Commercial-cum-Multiplex Building situated on Khasra no:- 1102, Village Noor Nagar, RajNagar Extension, Ghaziabad, Uttar Pradesh, PIN - 201017 Development Authority - Ghaziabad Development Authority (GDA), admeasuring 5,376 Sq. Mtr area being developed by Charms India Private (Mr. Sanjay Singhal) having RERA Registration No. UPRERAPRJ568355, Designated Bank A/C no.57500000212707, Charms India Private Limited - Commercial Mall- RERA Escrow Account Bank Name-HDFC Bank Limited

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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) 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); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, 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.	2,495.00	2,495.00
	SUB TOTAL LAND COST (in Rs.)	2,495.00	2,495.00

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA	238.00	162.61
	SUB TOTAL FEES PAID (in Rs.)	238.00	162.61
3A	Cost of Development And construction (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);	4,000.00	3,302.41



	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	4,000.00	3,302.41
3B	Cost of construction incurred (As Certified by Project Engineer)	4,000.00	3,094.68
3C	Total Construction Cost (Lower of 3A and 3B.)	4,000.00	3,094.68
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)	800.00	667.96
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	4,800.00	3,762.64
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	7,533.00	6,420.25
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	77.37%	
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)%	85.23%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1,777.05	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1,243.94	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Proportionate Cost Incurred on the Project (Total Estimated Cost * (Column 3 of Row 4 * row 6)	6,420.25	
10	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 designated Account)	1,236.85	
11	Balance available in Designated A/c. 57500000212707	7.09	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	5,183.41	

For this certificate we have referred the following technical professional's report, who have been appointed by the management of the company

1. Atul & Associates-Chartered Engineers Architects Interior Designers Valuers
2. Architect Ashi Anil Agarwal

This certificate is being issued on specific request of M/s Charms India Private Limited for UP RERA compliance. This certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

DISCLAIMER:- This Certificate has been issued on payment basis and not on mercantile basis as advised by the management of the company. Cost incurred is based on Actual amount outflow from the bank account of the company.

For A Rahul & CO
Chartered Accountants
FRN 033915N

Rahul Aggarwal
Rahul Aggarwal
Proprietor
(M.No. :- 500144)

