

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)					
UDIN: -26536943WFCNGB5682			Date: - 14th July, 2026		
Information as on 30th June, 2026					
Subject: Certificate of Amount incurred on the project, The Flagship, Phase 5 having UPRERA Registration No.UPRERAPRJ388326/05/2026 for Acquisition and development of land and/or Construction of Tower No.4 situated on Plot admeasuring 3,096 sq. mtrs out of total plot area admeasuring 45202.50 Sq. Mtrs. area, Plot No.01B, Sector-140A, Noida, Gautam Buddha Nagar, demarcated by its boundaries 28°30'37.97"N, 77°24'57.61"E, 28°30'40.64"N, 77°24'59.24"E, 28°30'43.31"N, 77°25'00.87"E, 28°30'36.09"N, 77°25'01.56"E, 28°30'41.26"N, 77°25'05.11"E, 28°30'34.23"N, 77°25'05.48"E, 28°30'36.95"N, 77°25'07.19"E, 28°30'39.49"N, 77°25'08.77"E of Tehsil Development Authority- New Okhla Industrial Development Authority(NOIDA), Gautam Buddha Nagar, Uttar Pradesh-201305, being developed by IT Infrastructure Park Private Limited, Designated A/C No. 4051709318 Bank Account Name-IT Infrastructure Park Private Limited Separate Bank Account for the Flagship Phase 5, maintained with Kotak Mahindra Bank.					
PART-A					
		Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs
S.No.	Particulars	Total Estimated Cost	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till date
1	2	3	4	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 registration of application in U.P. RERA, whichever is higher.	1,074.00			
	ii. - In case of acquisition through Joint Development Agreement with Landowner, the consideration as specified in Joint Development Agreement or DM Circle Rate on the date of registration of application in U.P. RERA, whichever is higher.	-			
	iii. - In case of inheited/Gifted/ through will, the cost of land shall be as per DM Circle Rate on the date of application of Registration in U.P.RERA.	-			
	TOTAL OF LAND COST- For Estimation Purpose	1,074.00			
	(a.2) For the purpose of % Completion of the Project and withdrawal from separate Account				
	i. - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of registration of application in U.P. RERA, whichever is higher.	1,074.00	990.00	8.82	998.82
	ii. - In case of acquisition through Joint Development Agreement with Landowner, the consideration as specified in Joint Development Agreement or DM Circle Rate on the date of registration of application in U.P. RERA, whichever is higher.	-	-	-	-
	iii. - In case of inheited /Gifted /through will, the cost of land shall be as per DM Circle Rate on the date of application of Registration in U.P.RERA.				
	TOTAL OF LAND COST- For % Completion and withdrawal Purpose	1,074.00	990.00	8.82	998.82

	(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;	-	-	-	-
	(c) Amount 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);	-	-	-	-
	(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 competent authority for acquisition of land.	-	-	-	-
	TOTAL OF LAND COST				
1A	-For Project Estimation Purpose i.e. a.1+b+c+d	1,074.00			
1B	-For Withdrawal Purpose i.e. a2+b+c+d	1,074.00	990.00	8.82	998.82
2	Project Clearance Fees				
	(a) Fees Paid to RERA	0.43	-	0.43	0.43
	(b) Fees paid to Local Authority	-	-	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	175.57	-	-	-
	(d) Any Other (Specify)	-	-	-	-
	TOTAL OF FEES PAID	176.00	-	0.43	0.43
3A	Cost of Construction and Development				
	(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 Materials actually purchased;	8,010.00	790.00	520.00	1,310.00
	(d) Cost of Salary and wages (Excluding cost of salaries of employees of the company not directly attached to project);	-	-	-	-
	Total of Construction and Development Cost(sum of (a) to (d) of 3A)	8,010.00	790.00	520.00	1,310.00
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	8,010.00	1,221.00	386.00	1,607.00
3C	Total Construction and Development Cost (Lower of 3A and 3B)	8,010.00	790.00	386.00	1,310.00
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 bank and NBFCs (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)"	-	-	-	-
3E	Total Construction and Development Cost (S.No.3C +S.No. 3D)	8,010.00	790.00	386.00	1,310.00
4	TOTAL COST OF PROJECT				
4A	-For Project Estimation Purpose (S.No.1A+S.No.2+S.No.3E)	9,260.00			
4B	-For % Completion of the project and withdrawal purpose (S.No.1B +S.No.2+S.No.3E)	9,260.00	1,780.00	395.25	2,309.25

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)X 100	20%
6	Percentage completion of Project (Proportionate Cost incurred on the project to the total estimated Cost) (Col. No.6 of S.No.4B/ Col. 3 of S.No.4B)	25%
7	Total amount received from allottees till date since Inception of Project	426.33
8	70% Amount to be deposited in Separate Account (70% * S.No.7)	298
9	Loan sanctioned for the project till date (secured and Unsecured both)	0
10	Loan disbursed for the project till date (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)	298
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)	2309.25
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 oertificate	0
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 units	298.431
16	Computed Balance in Separate A/c as on date: (S.No.12 - S. No. 15)	0
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	0
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Max. of S No. 17 and (S No. 13 + S No. 14 - S No. 15)	2010.819
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 certilcate	0
21	Amount that can be finally transferred to the Transaction account (S.No.19 - S. No. 20)	2010.819

This certificate is being issued on specific request of M/s IT Infrastructure Park 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 proviaed by the promoter, 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 Satija Puneet & Associates
Chartered Accountants
FRN-032679N

Signature of Chartered Account & Seal
FCA Puneet Satija
Proprietor
M.No.536943
Place: Gr. NOIDA
Date: 14th July, 2026
UDIN :26536943WFCNGB5682

EMAIL- spa.consultants7@gmail.com
Mobile No- +91-8860834477

Chartered Accountant's Certificate (Form-REG-3) – Part B						
						Form-REG-3
<u>CHARTERED ACCOUNTANT'S CERTIFICATE</u>						
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of quarterly Progress Report)						
UDIN: -26536943WFCNGB5682			Date: - 14th July, 2026			
Information as on 30.06.2026						
Subject: Certificate of Amount incurred on the project, The Flagship, Phase 5 having UPRERA Registration No. UPRERAPRJ388326/05/2026 for Acquisition and development of land and/or Construction of Tower No.4 situated on Plot admeasuring 3,096 sq. mtrs out of total plot area admeasuring 45202.50 Sq. Mtrs. area, Plot No.01B, Sector-140A, Noida, Gautam Buddha Nagar, demarcated by its boundaries 28°30'37.97"N, 77°24'57.61"E, 28°30'40.64"N, 77°24'59.24"E, 28°30'43.31"N, 77°25'00.87"E, 28°30'36.09"N, 77°25'01.56"E, 28°30'41.26"N, 77°25'05.11"E, 28°30'34.23"N, 77°25'05.48"E, 28°30'36.95"N, 77°25'07.19"E, 28°30'39.49"N, 77°25'08.77"E of Tehsil Development Authority- New Okhla Industrial Development Authority (NOIDA), Gautam Buddha Nagar, Uttar Pradesh-201305, being developed by IT Infrastructure Park Private Limited, Designated A/C No. 4051709318 Bank Account Name-IT Infrastructure Park Private Limited Separate Bank Account for the Flagship Phase 5, maintained with Kotak Mahindra Bank.						
PART-B						
We also certify that: Out of the amount reported in Column 6 of S No. 4B above: (a) Rs.2,309.25 Lacs has been actually spent on the land, construction and development of (a) the project and has not been spent on any item other than the purpose given in Section 4(2)(l)(d) and is, therefore, admissible for withdrawal from the Separate Account. (b) Rs.NIL 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, (b) construction and development work of this project and being 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.NIL 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 (c) 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.						
						Rs. In INR
S.No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards	Bank Name	IFSC	Bank Account No.
1	N.A.	-	N.A.	N.A.	N.A.	N.A.
2	N.A.	-	N.A.	N.A.	N.A.	N.A.
	Total	-				
This certificate is being issued on specific request of M/s IT Infrastructure Park 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.						
For Satija Puneet & Associates Chartered Accountants FRN-032679N						
Signature of Chartered Account & Seal FCA Puneet Satija Proprietor M.No.536943 Place: Gr. NOIDA Date: 14th July, 2026 UDIN :26536943WFCNGB5682				EMAIL- spa.consultants7@gmail.com Mobile No- +91-8860834477		