

RATHI AGARWAL & ASSOCIATES LLP

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: CRPL/RERA/CC/26-27/05			Dated: - 03.07.2026		
Information as on 30.06.2026					
Subject: Certificate of amount incurred for Construction and Development of the Project "Cosmos Corner" with registration number UPRERAPRJ466336/05/2026 situated in Plot No. 7B/GH-01, Siddharth Vihar, Yojna, Ghaziabad 201009, Uttar Pradesh, demarcated by its boundaries (latitude - 28.6444o N and longitude - 28.6444o E of the end points) other plot to the North, 18 Meter wide Road to the South, 24 Meter Road to the East and other property to the West. Tehsil - Ghaziabad, Competent/ Development authority Uttar Pradesh Awas Evam Vikas Parishad (UPAVP), District - Ghaziabad, PIN - 201009 admeasuring document area 22,582 sq. mts. area being developed by M/s COSMOS REIT PRIVATE LIMITED UPRERAPRM460747, having Separate A/c No. 926020014799078 in Axis Bank, Indirapuram, Ghaziabad.					
PART-A					
		Rs.in lacs	Rs. In lacs	Rs. In lacs	Rs. In lacs
S.No.	Particulars	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:	33,604.27	0.00	16,973.85	16,973.85
	(a.1) For Project Estimation Purpose				
	i- In case of acquisition through Purchase, actual purchase price or the latest the DM circle rate of the subject land, whichever is higher.	33,604.27	0.00	16,973.85	16,973.85
	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 of the subject land on the date of application of registration in U.P. RERA, whichever is higher.	0.00	0.00	0.00	0.00

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iii- In case of land being 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.	0.00	0.00	0.00	0.00
TOTAL OF LAND COST-For Project Estimation Purpose	33,604.27	0.00	16,973.85	16,973.85
(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.	33,604.27	0.00	16,973.85	16,973.85
ii- In case of acquisition through Joint Development Agreement, the actual cost incurred by the landowner or the value of the subject land at DM Circle Rate of the subject land on the date of application of registration in U.P. RERA, whichever is higher.	0.00	0.00	0.00	0.00
iii- In case of land being 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.	0.00	0.00	0.00	0.00
TOTAL OF LAND COST - For % completion and withdrawal purpose	33,604.27	0.00	16,973.85	16,973.85
(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;	7,500.00	0.00	1,865.27	1,865.27
(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);	2,688.34	0.00	2,688.34	2,688.34

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	(d) Interest (Other than Penal Interest and Penalties etc.) on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land				
	i) paid to Scheduled Banks ii) paid to others e.g. NBFC, Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) iii) paid to the Competent Authority for acquisition of land	0.00	0.00	0.00	0.00
	TOTAL OF LAND COST				
1A	- For Project Estimated Purpose i.e. a.1+b+c+d	43,792.62	0.00	21,527.47	21,527.47
1B	- For Withdrawal Purpose i.e. a.2+b+c+d	43,792.62	0.00	21,527.47	21,527.47
2	Project Clearance Fees (strictly related to construction and development of this project)				
	(a) Fees paid to RERA	1.50	0.00	0.00	0.00
	(b) Fees paid to Local Authority	2,500.00	0.00	2,355.97	2,355.97
	(c) Consultant/Architect Fees (directly attributable to project)	1,000.00	0.00	95.52	95.52
	(d) Other, if any attributable to project (specify)	0.00	0.00	0.00	0.00
	TOTAL OF FEES PAID	3,501.50	0.00	2,451.49	2,451.49
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	0.00	0.00	0.00	0.00
	(b) Depreciation cost of machinery and equipment under the ownership of the promoter based on the actual use of such machinery or equipment in the relevant project, along with cost of maintenance, consumables, etc. as long as these costs are directly incurred on the construction of the said project. In case, the said machinery and equipment are used in more than one project only the apportioned amount of depreciation, the cost of maintenance and consumables shall be charged on the relevant project;	0.00	0.00	0.00	0.00

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	(c) Hiring charges of the machinery and equipment on the basis of actual use in the relevant project	0.00	0.00	0.00	0.00
	(d) Cost of materials actually purchased;	65,027.42	0.00	0.00	0.00
	(e) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	0.00	0.00	0.00	0.00
	Total of Construction and Development Cost (sum of (a) to (e) of 3A)	65,027.42	0.00	0.00	0.00
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 (after Table-B) of the latest Engineer's Certificate i.e. REG-2)	65,027.42	0.00	0.00	0.00
3C	Total Construction and Development Cost (Lower of 3A and 3B)	65,027.42	0.00	0.00	0.00
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 Scheduled Banks b) paid to others e.g. NBFC, Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"	0.00	0.00	165.20	165.20
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	65,027.42	0.00	165.20	165.20
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	1,12,321.54	0.00	24,144.16	24,144.16
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	1,12,321.54	0.00	24,144.16	24,144.16
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	0.00%			
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)	21.50%			

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7	Total amount received from allottees till date since Inception of the Project	4,603.35
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	3,222.35
9	Loan sanctioned for the project till date (secured and unsecured both)	17,500.00
10	Loan disbursed for the project till date (secured and unsecured both)	
	a- Loan disbursed before grant of RERA Registration in an account other than the Separate Account	0.00
	b- Loan disbursed before grant of RERA Registration in the Separate Account	0.00
	c- Loan disbursed after grant of RERA Registration and credited in Separate A/c	0.00
	d- Loan disbursed after grant of RERA Registration but credited in an account other than Separate A/c	0.00
	Total Loan Disbursed (10a+10b+10c+10d)	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)	3,222.35
13	Cumulative Amount that can be withdrawn from Separate A/c, i.e. (Total Amount to be credited in the Separate A/c * Proportionate Cost Incurred on the Project) (S No. 12 * S No. 6)	24,144.16
14	70% of the amount paid to the GST Department from the amount collected from the Allottees	0.00

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15	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
16	Amount actually withdrawn from Separate a/c till date since inception of the project. This shall include the following also: a- 70% of the amounts already realised till date but not deposited in the Separate Account b- Amount already withdrawn towards amount refunded to the allottee(s) against cancellation of unit(s) c- Amount already withdrawn for repayment of loan as mentioned in 10a above (principal only)	1,550.00
17	Bank charges, if any	0.00
18	Repayment, if any, of principal amount of the loan/ borrowings taken against this project (to be allowed only after receipt of Completion Certificate/ Occupancy Certificate in accordance with the Bank Account Directions)*	0.00
19	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 16 - S No. 17)	1,672.35
20	Actual Balance available in Separate A/c as on date	1,672.35
21	Difference between the computed balance and actual balance in Separate A/c (S No. 19 - S No. 20) Should be Nil (In case computed balance is significantly higher than actual balance, revisit Row 16)	0.00
22	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (S No. 13 + S No. 14 + S No. 15 + S No. 18- S No. 16)*	22,594.16

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23	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
24	Amount that can be finally transferred to the Transaction account (S No. 22 - S No. 23)	22,594.16

This certificate is being issued on specific request of Cosmos Reit Private Limited (UPRERAPRM460747) 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.

Notes:

- 1) 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.
- 2) It has been understood and confirmed by the promoter that admissibility of interest on borrowings from unsecured loans/ from institutions other than banks for this project is restricted to SBI MCLR.
- 3) We certify that out of the total estimated interest in this certificate, Rs. 0.00 Lacs is the interest on unsecured loans/ from institutions other than banks and is restricted to the prevailing SBI MCLR i.e. N.A..
- 4) We certify that out of the total interest amount incurred in this certificate, Rs. 165.20 Lacs is the interest on unsecured loans/ from institutions other than banks and is restricted to the prevailing SBI 1 Year MCLR i.e. 8.70 %.
- *5) We certify that the entry at row no. 18 has been taken here for repayment of principal amount of the loan / borrowing against this project after verifying that the CC/ OC of the entire project has been received (else entry at row 18 is zero).
- 6) We also certify that there have been no changes in the prescribed format for REG-3 and is prescribed strictly in accordance of the provisions of Project Bank Account Directions (as amended from time to time).

For RATHI AGARWAL & ASSOCIATES LLP

Chartered Accountants

(Registration Number:136053W)

ARVIND
KUMAR
RATHI

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ARVIND KUMAR
RATHI
Date: 2026.07.04
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ARVIND KUMAR RATHI

Partner

Membership Number: 139476

UDIN: 26139476JXVWUV3743

Place: Surat

Date: 04/07/2026

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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)

Certification work Assigned vide letter No: CRPL/RERA/CC/26-27/05

Dated: - 03.07.2026

Information as on 30.06.2026

Subject: Certificate of amount incurred for Construction and Development of the Project "Cosmos Corner" with registration number UPRERAPRJ466336/05/2026 situated in Plot No. 7B/GH-01, Siddharth Vihar, Yojna, Ghaziabad 201009, Uttar Pradesh, demarcated by its boundaries (latitude - 28.6444o N and longitude - 28.6444o E of the end points) other plot to the North, 18 Meter wide Road to the South, 24 Meter Road to the East and other property to the West. Tehsil - Ghaziabad, Competent/ Development authority Uttar Pradesh Awas Evam Vikas Parishad (UPAVP), District - Ghaziabad, PIN - 201009 admeasuring document area 22,582 sq. mts. area being developed by M/s COSMOS REIT PRIVATE LIMITED UPRERAPRM460747, having Separate A/c No. 926020014799078 in Axis Bank, Indirapuram, Ghaziabad.

PART-B

I/ We also certify that:

Out of the amount reported in Column 6 of S No. 4B above:

- (a) Rs. **24,144.16** Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(1)(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, 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 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.

S No.	Name of the vendor/ Contractor/ Allottee	Amount due	Amount due towards	Bank name	IFSC	Bank Account No.
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2	Nil	0.00	0.00	Nil	Nil	Nil
	Total	0.00	0.00	Nil	Nil	Nil

This certificate is being issued on specific request of Cosmos Reit Private Limited (UPRERAPRM460747) for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of my knowledge and belief.

For RATHI AGARWAL & ASSOCIATES LLP
Chartered Accountants
(Registration Number:136053W)

ARVIND
KUMAR
RATHI

Digitally signed by
ARVIND KUMAR RATHI
Date: 2026.07.04
15:31:00 +05'30'

ARVIND KUMAR RATHI
Partner
Membership Number: 139476
UDIN: 26139476JXVWUV3743
Place: Surat
Date: 04/07/2026