K G R G & Associates
Chartered Accountants

To,
AMETEK BUILDTECH INDIA PRIVATE LIMITED
Property No. 98B, 4th Floor, Taimoor Nagar,
South Delhi, New Delhi-110065

Independent Practitioner's Report on the certificate of withdrawal of money from designated account of project as on 31.03.2025

1. This certificate contains the details of the withdrawal of money from designated account no. 025305009022 RERA Collection Account, 025305009024 RERA Retention Account and 025305009023 Account of project, certified as on 17.02.2026.

Management Responsibility for the Certificate

2. The preparation of the said Certificate is the responsibility of the management of M/s. Ametek Buildtech India Private Limited including the preparation and maintenance of all and other relevant supporting records and documents. This responsibility includes design, implementation and maintenance of internal control relevant to the preparation and presentation of the money withdrawal statement certificate and applying appropriate basis of preparation, and making estimates that are reasonable in the circumstances.
3. The Management is also responsible for ensuring that they complies with the requirements of certificates issued on from time to time by the customers and provides all relevant information.
4. The Management is also responsible that all the documents & information are true & correct. The scan copy of the documents which are mailed to the practicing Chartered Accountant are from the original documents. and ensure that modification, alteration or morphing of any data should not be made with the scan copies or data mailed.

Practitioner's Responsibility

5. Pursuant to the requirements of the money withdrawal from RERA A/c No. 025305009022 - RERA Collection Account, 025305009024- RERA Retention Account and 025305009023 Account statement certificate from time to time by the customers, it is our responsibility to provide reasonable assurance whether the amounts in the Certificate have been accurately extracted from the genuine statements/documents.

6. We have conducted our examination of documents in accordance with the Guidance Notes on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountant of India. The Guidance Notes requires that we comply with the ethical requirements of the Ethics issued by the Institute of Chartered Accountant of India.

7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, of Historical Financial Information, and Other Assurance and Related Services Engagement.

8. It is clarified that this information is furnished without any risk & responsibility on the part of the M/s. KGRG & Associates or any of its partner or officer in any respect whatsoever manner more particularly either as guarantor or otherwise.

Opinion

9. Based on our examination and other records produced before us for verification and explanations given by the Management of M/s. Ametek Buildtech India Private Limited, we are of the opinion that the amounts in the attached Annexure 1 in respect of withdrawal of money from designated account of project statement certificate have been accurately verified from valid statements.

Particulars	Figures (in laks)
Total amount received from allotees till date since inception of the project	1,099.00
70% Amount to be deposited in Designated Account (0.7*Row 7)	769.30
Cumulative Amount that can be withdrawn from Designated a/c, i.e, (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4* row 6)	7,951.91
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 designated Account)	769.30
Balance available in Designated A/c.	-
Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9-Row 10)	7,182.61

Restriction on use

The certificate is addressed to and provided to the said Company solely for the purpose to enable comply with the requirement of withdrawal of money statement, will be issued from time to time 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 & on behalf of
KGRG & Associates
CA Vipul Bagga
(Partner)
MRN : 466691

For KGRG & ASSOCIATES
Partner
Chartered Accountants

UDIN: 26466691JTMSCT4502
Date: 17.02.2026
Place:Ghaziabad

Form—5		**Annexure1**	
(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.03.2025			
Certification work Assigned vide letter No. Dated:-			
Subject: Certificate of Percentage of Completion of Construction Work of Plots (No. Of Units 198) of the project having RERA Registration No.UPRERAPRJ257845 Situated on the Plot No., SC-02A, SPORT CITY, SECTOR 27, GREATER NOIDA UP demarcated by its boundaries (latitude and longitude of the end points) 28.530268,77.500152 of District Gautam Budh Nagar, State Uttar Pradesh PIN 201306 admeasuring 24024 sq.mts area being developed by M/s AMETEK BUILDTECH INDIA PRIVATE LIMITED Designated A/C No.025305009024 And Bank Name ICICI BANK			

		Rs. In lacs	Rs. In lacs
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 transaction; with land owner) and legal on land Page other incentive under Local (b) Amount payable to obtain development rights, Authority or State Government or any Statutory Authority, if (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	13,003.00	5,420.44
	SUB TOTA LLAND COST (in Rs.)	13,003.00	5,420.44

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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other(specify)	475.00	11.13
	SUBTOTALFEESPAID(inRs.)	475.00	11.13

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);	2,744.00	2,665.19
	Sub Total of Construction Cost (in Rs.)(sum of (a) to (d) of Row 3a)	2,744.00	2,665.19
3B	***Cost of construction incurred (As Certified by Project Engineer)***		
3C	***Total Construction Cost (Lower of 3A and 3B.)***		
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)***		
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row3C+3D)***		
4	**TOTAL COST OF PROJECT (Row1+Row2+Row3)**	16,222.00	8,096.76
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	97.13%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)(Col.4 of row4/Col.3 of row4)%	49.91%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1,099.00	
8	70% Amount to be deposited in Designated Account **(0.7*Row7)**	769.30	
9	Cummulative Amount that can be withdrawn from Designated a/c,i.e.**(Total Estimated Cost*Proportionate Cost Incurred on the Project)(Column3 of Row4*row6)**	8,096.76	
10	Amount actually withdrawn till dates inceinception of the project(This shall include 70% of the amounts already realized till date but not deposited in the designated Account)	769.30	
11	Balance available in Designated A/c.	-	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate**(Row9– Row10)**	7,327.46	

This certificate is being issued on specific request of M/s. Ametek Buildtech Private Limited (Name of the Promoter) 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.

For & on behalf of
KGRG & Associates
CA Vipul Bagga
(Partner)
MRN : 466691

For KGRG & ASSOCIATES Partner Chartered Accountants

UDIN: 26466691JTMSCT4502