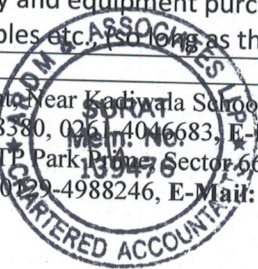


A R D M & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

Form – REG 3			
CHARTERED ACCOUNTANT'S CERTIFICATE (ON LETTER HEAD)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30 September 2023			
Certification work Assigned vide letter No. AU/RERA/CER 007		Dated: 10.10.2023	
Subject: Certificate of amount incurred on the Project Commercial Complex "Family Hub" situated on the Plot No. Commercial-1, Aditya World City, Integrated Township, Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh admeasuring 7,114.53 sq.mts. area being developed by M/s AU Real Estate Services Private Limited RERA Registration No. UPRERAPRJ922146, Designated A/c No. 12261100000416, Bank Name - Punjab & Sind Bank.			
S. No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
		Rs. In Lakhs	Rs. In Lakhs
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	4700.00	123.00
	(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;	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of development Rights), if any;	0.00	0.00
	(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);	47.00	47.00
	(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.	0.00	0.00
	SUB TOTAL LAND COST (in Rs.)	4,747.00	170.00
2	Project Clearance Fees		
	(a) Fees paid to RERA	1.00	0.00
	(b) Fees paid to Local Authority	1.00	1.85
	(c) Consultant/Architect Fees (directly attributable to project)	123.00	19.06
	(d) Any other (specify)	0.00	0.00
	SUB TOTAL FEES PAID (in Rs.)	125.00	20.91
3A	Cost of Development / Cost of Construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	0.00	0.00
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc. As long as these costs are	0.00	0.00

Head Office: 206-B, Center Point, Near Kadiwala School, Ring Road, Surat-395002, Gujarat
Contact: 9374831396, 8690618380, 0261-4046683, **E-Mail:** rathiarvind1985@gmail.com
Branch Office: F-002, BPT Park, Phase 66, Gurgaon – 122101, Haryana
Contact: 9818686864, 0129-4988246, **E-Mail:** deepakmittal@ksaindia.in



A R D M & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

	directly incurred in the construction of the concerned project);		
	(c) Cost of material actually purchased;	4000.00	757.85
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	0.00	0.00
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	4000.00	757.85
3B	Cost of construction incurred (As Certified by Project Engineer)	0.00	1,020.28
3C	Total Construction Cost (Lower of 3A and 3B.)	0.00	757.85
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)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	4000.00	757.85
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	8872.00	948.76
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		25.51%
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)%		10.69%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1,149.40
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		804.58
9	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)		948.76
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)		782.02
11	Balance available in Designated A/c.		32.23
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		166.74

This certificate is being issued on specific request of M/s AU Real Estate Service Private Limited for UP RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

For ARDM & Associates LLP

Chartered Accountants

(Registration Number: 136053W)

Arvind Rathi

ARVIND KUMAR RATHI

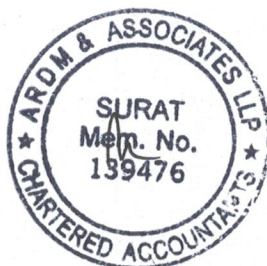
Partner

Membership Number: 139476

UDIN: 23139476BGVIBB8223

Place: Surat

Date: October 10, 2023



Head Office: 206-B, Center Point, Near Kadiwala School, Ring Road, Surat-395002, Gujarat

Contact: 9374831396, 8690618380, 0261-4046683, **E-Mail:** rathiarvind1985@gmail.com

Branch Office: F-002, BPTP Park Prime, Sector 66, Gurgaon – 122101, Haryana

Contact: 9818686864, 0129-4988246, **E-Mail:** deepakmittal@ksaindia.in