1410, 13th Floor, Hope Tower, Galaxy Blue Sapphire
Plaza, Sector-4, Gr. Noida (West)
spa.consultants7@gmail.com
+91-8860834477

Satija Puneet & Associates
Chartered Accountants

REG — 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 31st March, 2026

Certification work Assigned vide letter No. FP-II/04/23-24 Dated :- 15th September, 2023

UDIN: 26536943WNPTBZ8262

Subject: Certificate of Cost incurred on the project, **The Flagship, Phase 2** for Construction of Tower No.2 situated on Plot admeasuring 5,450 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 boundaries28°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 ***having RERA Registration No*. UPRERAPRJ 893178, Designated A/C No. 9047220815 Bank Name-IT Infrastructure Park Private Limited Separate Bank Account for the Flagship Phase-II, maintained with Kotak Mahindra Bank Limited.**

		Rs. in Lakhs	**Rs. In Lakhs**
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.	2,300	2,090
	SUB TOTAL LAND COST (in Rs.)	2,300	2,090
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)	310	279
	SUB TOTAL FEES PAID (in Rs.)	**310**	**279**
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);	11000	8976
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11000	8976
3B	***Cost of construction incurred (As Certified by Project Engineer)***	11000	8976
3C	***Total Construction Cost (Lower of 3A and 3B.)***	11000	8976
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)***	850	419
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	11850	9395
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	14460	11764

Puneet Satija

Digitally signed by Puneet Satija
Date: 2026.04.06 12:57:19 +05'30'

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	82%
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)%	81%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	16121
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	11284
9	Cummulative 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)**	11764
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)	11226
11	Balance available in Designated A/c.	58
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	538

This certificate is being issued on specific request of the management of M/s IT Infrastructure Park Private Limited, the promoter, 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
Puneet Satija
Digitally signed by Puneet Satija
Date: 2026.04.06 12:57:52 +05'30'
FCA Puneet Satija
Proprietor
M.No. 536943
Date: 06th April, 2026
Place: Gr. NOIDA
UDIN:26536943WNPTBZ8262

Annexure 1:- Notes to CA Certificate of the Real Estate Project "The Flagship Phase 2

(i) The Estimated & Incurred Land costs of the phase have been worked out on proportionat basis, on the basis of data available on record with respect to payments made or require to be mader under various head to NOIDA Authority and agreed terms & conditions between NOIDA Authority and IT Infrastructure Park Pvt. Ltd., the Promoter Company, with respect to the project Land situated at Plot No. 01B,Sector-140A, NOIDA, Gautam Buddha Nagar, Uttar Pradesh.

(ii) Total Estimated & Acutal Incurred compliance cost with respect to the Phase under registration have been worked out on proportionate basis.

(ii) Total Estimated Construction and Development Cost of INR 11,000 Lakhs is being considered on the basis of the estimations provided by the Engineer in respect of the said Phase.

(iii) Actual Cost incurred has been worked out by totaling the invoices booked and advances given and then reduced by the amount payable to sundry creditors as of 31st March, 2026

(iv) Estimated Finance Cost of INR 850 Lakhs is being worked out on the basis of projections made for all future fund inflows and outflows of the phase under consideration which includes loan facilities that may require to be availed, utilized & repaid during tenure of the phase completion.

(v) The data relating to the period from 01.04.2025 to 31.03.2026 has been taken on the basis of unaudited books of accounts produced before me by the management of **IT Infrastructure Park Pvt. Ltd.,** Promoter Company.

(vi) Collection from customers and withdrawn from Separate Account are subject to adjustment on account of amount refund to customers upon cancellatation of units.

(vii) The amounts reported as cost incurred for the above-mentioned real estate project include Goods and Services Tax (GST) paid on procurement of materials and input services directly attributable to the construction and development of the project.Such GST has been considered as part of the cost incurred on the basis of actual cash outflow for the project, irrespective of the eligibility of input tax credit (ITC) under the provisions of the Central Goods and Services Tax Act, 2017.It is clarified that the treatment of GST as part of project cost is for the limited purpose of reporting under the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, which emphasize actual expenditure incurred for project execution. The eligibility and availment of ITC is governed separately under the GST laws and does not impact the reporting of cost incurred for the purposes of this certificate.
Accordingly, GST paid has been included in the cost incurred for determining the percentage of completion and permissible withdrawal of funds from the designated RERA account.

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