



CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

Abhishek Raja & Associates

Chartered Accountants

Date:-15.04.2026

Information as on 31.03.2026

Subject: Certificate of Amount incurred for Project [ACE 153] for Construction of IT/ITES units Tower/Block/Building(s) situated on Khasra no./Plot No. SC-107, Sector-153 Noida-201310 demarcated by its boundaries to the North, to the South, to the East, and to the West of the Village, Tehsil Competent Authority/Development Authority, District: Gautam Budh Nagar, admeasuring 20000 sq. meter area, being developed by JAM VISIN TECH PVT. LTD [Promoter] having RERA Registration No: UPRERAPRJ423807, JVTP- RERA COLLECTION ACCOUNT ACE 153 A/C 252811202301, JVTP RERA RETENTION ACCOUNT ACE 153 A/C 252811202302, JVTP EXPENSES ACCOUNT ACE153 A/C 252811202303; Bank Name: Indusind Bank Ltd. 28 Barakhamba Road, New Delhi-110001.

PART-A

S.No.	Particulars	Rs.in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till now
1	2	3	4	5	6
I	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 application of registration in U.P. RERA, whichever is higher.	2,177.00			
	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 on the date of application of registration in U.P. RERA, whichever is higher.	-			
	iii- In case of 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.	-			
	TOTAL OF LAND COST - For Project Estimation Purpose	2,177.00			
	(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.	2,177.00	2,177.00	-	2,177.00
	ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	-	-	-	-
	iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.				
	TOTAL OF LAND COST - For % completion and withdrawal purpose	2,177.00	2,177.00	-	2,177.00
	(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) 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);	-	-	-	-
	(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 utilised 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 utilised for purchase of land	-	-	-	-
	c) paid to the Competent Authority for acquisition of land				
	TOTAL OF LAND COST	2,177.00			
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	2,177.00	2,177.00	-	2,177.00
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d				
2	Project Clearance Fees				
	(a) Fees paid to RERA	-	4.00	-	4.00
	(b) Fees paid to Local Authority	-	31.00	-	31.00
	(c) Consultant/Architect Fees (directly attributable to project)	-	491.81	44.90	536.71
	(d) Any other (specify): Lease Rent	-	83.00	-	83.00
	TOTAL OF FEES PAID	-	609.81	44.90	654.71
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	25,400.00	6,688.74	2,720.07	9,408.81
	(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;	-	7,793.00	993	8,786
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	-	507.00	92	599
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	25,400.00	14,988.74	3,806	18,795

3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)		14,550.00	3,805.00	18,355.00
3C	Total Construction and Development Cost (Lower of 3A and 3B.)		14,550.00	3,805	18,355.00
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 Financial Institution, Scheduled Banks, NBFC and 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)"	3,200.00	173.00	55	228
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	28,600.00	14,723.00	3,860	18,583
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	30,777.00			
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	30,777.00	17,509.81	3,905	21,414
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			72%	
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)			70%	
7	Total amount received from allottees till date since Inception of the Project			35391	
8	70% Amount to be deposited in Separate Account (70%*S No. 7)			24774	
9	Loan sanctioned for the project till date (secured and unsecured both)			15000	
10	Loan disbursed for the project till date (secured and unsecured both)			3558	
11	Interest on deposits (flexi facility) credited to the Separate account				
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)			28331	
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)			21414	
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 Certificate)			0.00	
15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))			20425.00	
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)			2787	
17	Actual Balance available in Separate A/c as on date			2787	
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 (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))			989	
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 certificate			0.00	
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)			989	

This certificate is being issued on specific request of M/s JAM VISION TECH PVT.LTD (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.

Note: 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.

Thanks & Regards,

For Abhishek Raja & Associates
Chartered Accountants
FRN: 021630N
Abhishek Raja
Partner
M. No.: 506930

Certificate (UDIN) Number:26506930GWHBVO5389
Date:15 Apr 2026
Place: New Delhi

Form-REG-3	
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)	
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)	
No.	Date:-13.04.2026
Information as on 31.03.2026.	
Subject: Certificate of Project Cost for Project [ACE 153] for Construction of IT/ITES units Tower/Block/Building(s) situated on Khasra no./Plot No. SC-107, Sector 153 Noida-201310 demarcated by its boundaries to the North, to the South, to the East to the West of Village, Tehsil Competent Authority/Development Authority, District: Gautam Budh Nagar, admeasuring 20000 sq. meter area, being developed by JAM VISIN TECH PVT. LTD [Promoter] having RERA Registration No: UPRERAPR423807, JVTP/L RERA COLLECTION ACCOUNT ACE 153 A/C 252811202301, JVTP/L RERA RETENTION ACCOUNT ACE 153 A/C 252811202302, JVTP/L EXPENSES ACCOUNT ACE153 A/C 252811202303; Bank Name: Indusind Bank Ltd. Sector-18 Noida	
PART-B	
I/ We also certify that: Out of the amount reported in Column 6 of S No. 4B above:	
(a) Rs. 21360 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)(I)(d) and is, therefore, admissible for withdrawal from the Separate Account. (b) Rs. 343.39 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.	

(in Rs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1	4TH QUARTER TECHNOLOGIES PVT L	28,388	Cost of Services	PNB	PUNB0397600	3976002100008826
2	A & A EARTHMOVERS PVT LTD	2,002	Materials	HDFC	HDFC0009238	50200075949460
3	AAM REALTECH PRIVATE LIMITED	1,659,184	Labour Work	PNB	PUNB0123610	1236102100000879
4	AKS STEEL COMPANY	609,449	Materials	HDFC	HDFC0002040	50200086306275
5	ACE INFRACITY DEVELOPERS PVT LTD	1,740,000	Cost of Services	ICICI	ICIC0000330	033005006649
6	AMIT KUMAR	34,799	Labour Work	SBI	SBIN0050376	65105137401
7	BHARDWAJ BUILDTECH	24,000	Labour Work	BOB	BARB0VJGRNO	77410400000008
8	BABU LAL	181,658	Labour Work	SBI	SBIN0050830	44256242747
9	BTC TRADERS PRIVATE LIMITED	1,177,277	Materials	KOTAK	KKBK0000174	0211597832
10	CHINAR IMPEX	687,375	Cost of Services	INDIAN	IDIB000N615	935987027
11	CLASSIC ENTERPRISES	185,298	Materials	ICICI	ICIC0007389	738905500300
12	CLAVECON (INDIA) PVT LTD	374,640	Materials	CBI	CBIN0280306	3376648929
13	CORPORATE CLUB HOSPITALITY	193,050	Cost of Services	CBI	CBIN0283172	3092304862
14	CITY CARE	24,336	Labour Work	BOM	MAHB0001420	60238622038
15	CREOKONCEPTS	25,740	Cost of Services	AXIS	UTIB0000723	924020056694535
16	CRMK	687,553	Materials	HDFC	HDFC0000088	50200013457790
17	DIGITAL SECURITY SOLUTIONS	7,259	Materials	UNION	UBIN0541214	412105010130120
18	DURGA TRADING COMPANY	1,767,178	Materials	KOTAK	KKBK0000289	5947326923
19	DIMRI TRADERS	144,733	Materials	KANGRA CO OP	KANG0000002	00020200004826
20	DELHI SCAFFOLDING	227,328	Cost of Services	HDFC	HDFC0000287	50200010469651
21	EVERYDAY LIQUOR STORE	6,147	Materials	ICICI	ICIC0003451	7238050000427
22	GENIUS PROTECTION SYSTEM PVT L	22,774	Materials	KOTAK	KKBK00004378	590011005030
23	HARPAL SINGH	20,800	Materials	KOTAK	KKBK0000261	0114023575
24	HIMGIRI AUTOMOBILES PVT LTD	24,412	Cost of Services	SBI	SBIN0005312	42903906904
25	HINDUSTAN TRADING COMPANY	1,306,368	Materials	YES	YESB0000108	010889400000230
26	JAI SHREE RADHEY SHYAM ENTERPRI	631,767	Materials	AXIS	UTIB0003748	923030054773139
27	JAI AMBEY COMPUTERS	4,720	Materials	BOI	BKID00006053	605320110000861
28	KAYRA TRADERS	172,608	Cost of Services	HDFC	HDFC0000278	50200087313856
29	KS TRADERS	618,382	Cost of Services	SBI	SBIN0050830	43640010646
30	KHUSHI COURIERS	4,177	Cost of Services	HDFC	HDFC0000728	40200014727042
31	KOHINOOR INTERNATIONAL	35,416	Cost of Services	ICICI	ICIC0000718	071805002056
32	KHURANA TRAVELS WORLDWIDE	7,281	Cost of Services	HDFC	HDFC0000678	59209899666061
33	LUMEA EVENTS	61,074	Cost of Services	HDFC	HDFC0001460	50200108267500
34	MAHALAXMI EVENTS	864,857	Cost of Services	INDUSIND	INDB0000565	201003096001
35	MAHALAXMI TRANSPORT CO	18,720	Cost of Services	YES	YESB0000593	059385800000117
36	MANV & ASSOCIATES	95,700	Cost of Services	PNB	PUNB0257200	25720021000288001
37	MARX INDIA	2,923,055	Cost of Services	HDFC	IDFB0020197	77711115786
38	NAKS CREATORS	553,059	Cost of Services	HDFC	HDFC0000930	50200008893368
39	NATIONAL DETECTIVE SECURITY& AI	884,816	Cost of Services	PNB	PUNB0150810	7755009300000242
40	NAV ENTERPRISES	45,630	Cost of Services	INDIAN	IDIB000S340	8263149410
41	NUCOM	2,174,920	Cost of Services	BOB	BARB0VJGRKA	767402000002080
42	NS READYMIX PVT LTD	375,830	Materials	ICICI	ICIC0001651	165105001775
43	NEW INDIA CONSTRUCTION EQUIPME	546,820	Materials	BOB	BARB0YRDPAT	21290200001397
44	NIKHIL RAJPOOT	180,041	Materials	HDFC	HDFC0003258	50100739312652
45	NOIDA CITY OFFICIAL & SO GHAZIAB	39,200	Cost of Services	KOTAK	KKBK0005289	4448961817
46	PILWAN CONTRACTOR	349,900	Labour Work	AXIS	UTIB0003958	922020003283368
47	PRATIBHA ENTERPRISES	111,510	Materials	BOB	BARB0VJPUNJ	76880200000429
48	PRITI	20,625	Materials	PNB	PUNB0022710	0227100100007286
49	PROP KARMAA PVT LTD	274,230	Cost of Services	ICICI	ICIC0003451	345105001215
50	RADHIKA INDUSTRIAL CORPORATION	7,248,011	Materials	YES	YESB0000038	003884600001578
51	RITZ MEDIA WORLD	221,390	Cost of Services	ICICI	ICIC0004183	418305500219
52	REAL FACILITY SERVICES	118,682	Cost of Services	PNB	PUNB0150810	1508102100000250
53	RIGHTVISION (INDIA) PVT LTD	58,764	Materials	CANARA	CNRB0019022	90221010012240
54	RR ENTERPRISES	11,832	Materials	INDIAN	IDIB000K319	7529986149
55	SARA ENTERPRISES	123,958	Labour Work	HDFC	IDFB0021256	10177565238
56	SANIYA ENTERPRISES	100,000	Labour Work	HDFC	HDFC0005280	50200053948457

57	SHRI BALAJI ENTERPRISES	108.824	Materials	AXIS	UTIB0003298	924020005914905
58	SHRI DURGA SCAFFOLDING NOIDA PV	1,889.814	Labour Work	HDFC	HDFC0001309	13098020000221
59	STAR LANDCRAFT PVT LTD	161.052	Materials	ICICI	ICIC0001579	157905003696
60	SHAGUN BRICK FIELD	459.648	Materials	BOB	BARB0MAUJPU	33140500000032
61	SUNIL CRANE SERVICE	343.360	Cost of Services	BOB	BARB0SURGAU	54000200000177
62	SS BOREWELL AND PUMPS	138.725	Cost of Services	CANARA	CNRB0018771	87713070002610
63	STANDARD WOOD CRAFT	8.071	Labour Work	HDFC	HDFC0002722	27227630000466
64	T&T ENTERPRISES	153.378	Materials	UNION	UBIN0551325	513201010100941
65	THE ONE LIGHTING	80.850	Materials	KOTAK	KKBK0005289	0812452165
66	VERTICAL FINE INDIA PVT LTD	578.976	Materials	ICICI	ICIC0001579	157905001182
67	V.R THINKOVATIVE PVT LTD	6.960	Cost of Services	ICICI	ICIC0000816	081605007002
68	YASA AMPLIFY MEDIA PVT LTD	371.200	Cost of Services	IDFC	IDFB0020153	10230801899
Total		34,339.582				

This certificate is being issued on specific request of M/s JAM VISION TECH PVT.LTD , Promoter's Id] UPRERAPRM 234812 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.

Thanks & Regards,

For Abhishek Raja & Associates
Chartered Accountants
FRN: 021630N 021630N
Abhishek Raja
Partner
M. No.: 506930

Certificate (UDIN) Number:26506930GWHBVO5389
Date:15 Apr 2026
Place: New Delhi