



M/S A G A R & ASSOCIATES

CHARTERED ACCOUNTANTS

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on

Dated :-13-10-2025

Certification work Assigned vide letter No.-----

Subject: Certificate of amount incurred on [HAPPY MART] for Construction Work of Commercial Development of the Project Happy Mart [UPRERAPRJ324723] situated on the registered office at Plot no CS-3, Shopping complex, Swarn Jayanti Puram, Ghaziabad Demarcated by its boundaries (latitude and longitude of the end points) 28.6983093, 77.4857086 to the North 28.6978573, 77.4856865 to the South 28.6980746, 77.4860331 to the East 28.6980990, 77.4854310 to the West of Competent/ Development authority Ghaziabad Development Authority Tehsil Ghaziabad District Ghaziabad PIN 201013 admeasuring 1894.85 sq.mts. area being developed by Hirnot Group, having RERA Registration No. -UPRERAPRJ324723, Designated A/C No. 125605003258 Bank Name ICICI BANK LTD

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		Rs.	Rs.
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.	84041000	51427097
	SUB TOTAL LAND COST (in Rs.)	84041000	51427097

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
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)	1500000	1536098
	SUB TOTAL FEES PAID (in Rs.)	1500000	1536098
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);	67431900	37475150
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	67431900	37475150
3B	Cost of construction incurred (As Certified by Project Engineer)	67431900	37475150
3C	Total Construction Cost (Lower of 3A and 3B.)		



Office: SF-219, DURGA TOWER, RDC, RAJ NAGAR, GHAZIABAD-201001

Phone : 0120-4229114, Email : agarhelp@gmail.com

3	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		
4	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	134863800	74950300
5	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	220404800	127913495
6	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		55.57
7	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)%		58.04
8	Total amount received from allottees till date since inception of the Project (In Rs.)		18891955
9	70% Amount to be deposited in Designated Account (0.7*Row 7)		13224368
10	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)		127913495
11	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)		12655934.5
12	Balance available in Designated A/c.		568433.99
13	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		115257561

This certificate is being issued on specific request of Hirnot Group 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 **A G A R AND ASSOCIATES**
CHARTERED ACCOUNTANTS

CA ATUL
PARTNER

M.No.:-423508

UDIN:25423508BMLYDH2364

PLACE:- Ghaziabad

DATE:- 13.10.2025

