

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31-12-2025

Certification work Assigned vide letter No.-----verbal-----Dated : 14-01-2026

Subject: Certificate of amount incurred on Central Avenue RERA No.UPRERAPRJ658066 for Construction of Hotel situated on Khasra no./ Plot No.1067 & 1068, demarcated by its boundaries (28.42' 15.3" N and 77.25' 32.9" E to the end points) 45.00MT. Wide Road to the North East, Other Plot to the South East, Other Plot to the North West, Other Plot to the South West of Raj Nagar Ext. Rehsil-Ghaziabad Competent/Development authority GHAZIABAD DEVELOPEMENT AUTHORITY, District-GHAZIABAD , PIN 201017, admeasuring 2568.68 sq. meter area, being developed by ASR Realtech Limited having RERA Registration No.UPRERAPRM237381 , Designated A/C No.923020033577481 Bank Name Axis Bank

S.No.	Particulars	Rs.in lakhs	Rs.in lakhs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	700.02	700.02
	(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;	146.26	146.26
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
	(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);	49.00	49.00
	(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	0
	SUB TOTAL LAND COST (in Rs.)	895.28	895.28

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	0	0.36
	(b) Fees paid to Local Authority	0	12.05
	(c) Consultant/Architect Fees (directly attributable to project)	20.00	5.99
	(d) Any other (specify)	5.00	4.63
	SUB TOTAL FEES PAID (in Rs.)	25.00	23.03
3A	Cost of Development And construction	2,800.01	86.60
	(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);	0	0
	(c) Cost of material actually purchased;	0	998.53
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	0	126.13
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,800.01	1,211.26
3B	Cost of construction incurred (As Certified by Project Engineer)	2,800.01	1,950.00
3C	Total Construction Cost (Lower of 3A and 3B.)	2,800.01	1,211.26

	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	131.21
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,800.01	1,342.47
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,720.29	2,260.78
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	74.97%	
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)%	60.77%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		702.60
8	70% Amount to be deposited in Designated Account no-481(0.7*Row 7)		491.82
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)		2,260.78
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)		492.66
11	Balance available in Designated A/c.No.481		0.08
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1,768.12

This provisional certificate is being issued on specific request of M/s ASR Realtech Limited . through Mr. Sandeep Kumar (Name of 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 Ashok Raj & Associates
(Chartered Accountants)

(Raj Kumar Agarwal)
M.No.073625



Date:-15-01-2026
Place:-Ghaziabad

UDIN:-26073625VWQSVY9525



RZEST ENGINEERS

CONTRACTORS AND CONSULTANTS

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

DATE:-31-12-2025

Subject: Certificate of Percentage of Completion of Construction Work of 01 No. CENTRAL AVENUE the Project [UPRERA Registration Number] to be applied situated on the Khasra No/ Plot no KHASRA NO. 1067(M) & 1068(M) NOOR NAGAR, GHAZIABAD (U.P) Demarcated by its boundaries (28. 42' 15.3" N and 77. 25' 32.9" E) of the end points) 45.00 MT. WIDE ROAD to the North East, OTHER PLOT to the South East, OTHER PLOT to the North West, OTHER PLOT to the South West of RAJ NAGAR EXT. , Tehsil - GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPEMENT AUTHORITY, District - GHAZIABAD, PIN- 201001 , admeasuring 2568.68 sq.mts. area being developed by [ASR REALTECH PVT. LTD.]

I/We RABI AKHTAR have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the CENTRAL AVENUE the Project [UPRERA Registration Number] to be applied situated on the Khasra No/ Plot no KHASRA NO. 1067(M) & 1068(M) NOOR NAGAR, GHAZIABAD (U.P) tehsil- Gahziabad competent/ development authority Ghaziabad Development Authority District - Ghaziabad PIN- 201001 admeasuring 2568.68 sq.mts. area being developed by [ASR REALTECH PVT. LTD.]

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt SINGLA ARCHITECT AND ASSOCIATES as Architect ;
- (ii) M/s/Shri/Smt RZEST ENGINEERS as Structural Consultant
- (iii) M/s/Shri/Smt WE DEISGN CONSULTANTS as MEP Consultant
- (iv) M/s/Shri/Smt PRADEEP SINGH as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs.28.01 cr (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose

4. The estimated actual cost incurred till date 31.12.2025 is calculated at Rs.19.50cr (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 8.51 cr (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the _10/10/2026 date is as given in Tables A and B below :





CONTRACTORS AND CONSULTANTS

Table A

Building/Wing/Tower bearing Number COMMERCIAL/HOTEL or called CENTRAL AVENUE

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	26.01
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	19.50
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	74.97%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	6.51
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%

TABLE B

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	2cr
2	Cost incurred as on (based on the actual cost incurred as per records)	0
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs2.00 cr
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus,additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0.00%

Signature of Engineer
Name RABI AKHTAR
Address JAMIA NAGAR DELHI
Aadhar No.
PAN No. AABCO0001H

Singla Architects & Associates
 Principal Architect

ARCHITECT CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

DATE:-31-12-2025

Subject: Certificate of Percentage of Completion of Construction Work of 01 No. CENTRAL AVENUE the Project [UPRERA Registration Number] to be applied situated on the Khasra No/ Plot no KHASRA NO. 1067(M) & 1068(M) NOOR NAGAR, GHAZIABAD (U.P) Demarcated by its boundaries ((28. 42' 15.3" N and 77. 25' 32.9" E of the end points) 45.00 MT. WIDE ROAD to the North East, OTHER PLOT to the South East, OTHER PLOT to the North West, OTHER PLOT to the South West of RAJ NAGAR EXT. , Tehsil - GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPEMENT AUTHORITY, District - GHAZIABAD, PIN- 201001 , admeasuring 2568.68 sq.mts. area being developed by [ASR REALTECH PVT. LTD.]

I/We **GAURAV SINGLA** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the CENTRAL AVENUE the Project [UPRERA Registration Number] to be applied situated on the Khasra No/ Plot no KHASRA NO. 1067(M) & 1068(M) NOOR NAGAR, GHAZIABAD (U.P) tehsil- Gahziabad competent/ development authority Ghaziabad Development Authority District - Ghaziabad PIN- 201001 admeasuring 2568.68 sq.mts. area being developed by [ASR REALTECH PVT. LTD.]

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals are appointed by owner / Promotor :-
- (i) M/s/Shri/Smt **SINGLA ARCHITECT AND ASSOCIATES** as Architect ;
 - (ii) M/s/Shri/Smt **RZEST ENGINEERS** as Structural Consultant
 - (iii) M/s/Shri/Smt **WE DEISGN CONSULTANTS** as MEP Consultant
 - (iv) M/s/Shri/Smt **PRADEEP SINGH** as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project. I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered ride number UPRERAPRJ658066 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed Li the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	Basement 1	90%
3	LOWER GROUND FLOOR	90%
4	GROUND FLOOR	90%
5	FIRST FLOOR	90%
6	SECOND FLOOR	90%
7	THIRD FLOOR	90%
8	FOURTH FLOOR	85%
9	FIFTH FLOOR	85%
10	SIXTH FLOOR	85%
11	TERRACE	85%
12	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	30%
13	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
14	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts,	20%
15	The external plumbing and external plaster,Elevation, completion of terraces with	10%
16	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO	10%



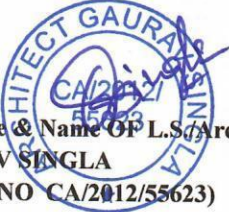
Singla Architects & Associates
 Principal Architect

Table B

Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	yes	NOT STARTED YET	0%
2	Water Supply	yes	NOT STARTED YET	0%
3	Sewerage (chamber,	YES	NOT STARTED YET	0%
4	Strom Water Drains	yes	STROM WATER DRAINS IS IN UNDER PROCESS	0%
5	Landscaping & Tree Planting	yes	NOT STARTED YET	0%
6	Street Lighting	yes	NOT STARTED YET	0%
7	Community Buildings	YES		0%
8	Treatment and disposal of sewage and sullage water	NA	STP IS MADE AS PER ENVIORNMENT NORMS	0%
9	Solid Waste management & Disposal	yes	THROUGH EXTERNAL SERVICES	0%
10	Water conservation, Rain water harvesting	yes	ALL WORK IS FINISHED	0%
11	Energy management	NA		0
12	Fire protection and fire safety requirements	yes	ALL FIRE PROTECTION WORKS DONE AS PER FIRE NORMS	0%
13	Electrical meter room, sub-station, receiving station	yes	ELECTRICAL METER ROOM,SUB STATION,RECEIVING STATION NOT STARTED YET	0%
14	Other (Option to Add more)	NO		NA

Yours Faithfully


 Signature & Name OF L.S./Architect
GAURAV SINGLA
 (License NO CA/2012/55623)