

Agarwal Saumya & Company

Chartered Accountants

A-54, Ashok Nagar,
Ghaziabad, UP-201001

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No. _____ **Date:- 06-Jul-2026**

Information as on 30.06.2026

Subject: Certificate of amount incurred for Construction and Development of the Project "ACE TERRA" with RERA Registration No. UPRERAPRJ683816/04/2024 situate at Plot No. P-05 & P-06, TS-02/A, Sector-22D, demarcated by its boundaries (latitude and longitude of the end-points) Latitude 28°17'23.24"N; Longitude 77°33'36.58"E to the North, Latitude 28°17'31.23"N; Longitude 77°33'27.49"E to the South, Latitude 28°17'33.02"N; Longitude 77°33'33.51"E to the East, Latitude 28°17'26.60"N; Longitude 77°33'30.96"E to the West of Yamuna Expressway Industrial Development Authority, Gautam Budh Nagar, Uttar Pradesh-201310, admeasuring 44440.510 sq. meter area, being developed by M/s Ajay Realcon India LLP and Promoter Registration No. UPRERAPRM274776, having Separate A/c No. 157905004110 Bank Name: ICICI Bank Ltd, Branch B-36, Sector-132, Noida.

PART-A

		Rs.in lacs	Rs. In lacs	Rs. In lacs	Rs. In lacs
S.No.	Particulars	Total Estimated Cost	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till now
1	2	3	4	5	6
1	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 latest the DM circle rate of the subject land, whichever is higher.	7,400.00			
	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 of the subject land on the date of application of registration in U.P. RERA, whichever is higher.	-			
	iii- In case of land being 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	7,400.00			
	(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.	7,400.00	6,964.66	45.36	7,010.02
	ii- In case of acquisition through Joint Development Agreement, the actual cost incurred by the landowner or the value of the subject land at DM Circle Rate of the subject land on the date of application of registration in U.P. RERA, whichever is higher.	-	-	-	-
	iii- In case of land being 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 % completion and withdrawal purpose	7,400.00	6,964.66	45.36	7,010.02
	(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.) on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land				
	i) paid to Scheduled Banks	-	-	-	-
	ii) paid to others e.g. NBFC, Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI - MCLR)	-	-	-	-
	iii) paid to the Competent Authority for acquisition of land				
	TOTAL OF LAND COST				

1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	7,400.00			
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	7,400.00	6,964.66	45.36	7,010.02
2	Project Clearance Fees (strictly related to construction and development of the this project)				
	(a) Fees paid to RERA				
	(b) Fees paid to Local Authority	708.24	542.81	14.60	557.41
	(c) Consultant/Architect Fees (directly attributable to project)				
	(d) Other, if any attributable to project (specify)				
	TOTAL OF FEES PAID	708.24	542.81	14.60	557.41
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site) , Site Overheads;				
	(b) b. Depreciation cost of machinery and equipment under the ownership of the promoter based on the actual use of such machinery or equipment in the relevant project, along with cost of maintenance, consumables, etc, as long as these cost are directly incurred on the construction of the said project. In case, the said machinery and equipment are used in more than one project only the apportioned amount of depreciation, the cost of maintenance and consumables shall be charged on the relevant project;	98,500.00	21,842.01	3,335.99	25,178.00
	(c) Hiring charges of the machinery and equipment on the basis of actual use in the relevant project				
	(d) Cost of materials actually purchased;				
	(e) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);				
	Total of Construction and Development Cost (sum of (a) to (e) of 3A)	98,500.00	21,842.01	3,335.99	25,178.00
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 (after Table-B) of the latest Engineer's Certificate i.e. REG-2)		21,842.00	3,335.39	25,177.39
3C	Total Construction and Development Cost (Lower of 3A and 3B)		21,842.00	3,335.39	25,177.39
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 Scheduled Banks b) paid to others e.g. NBFC, Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI - MCLR)"	5,400.00	-	-	-
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	103,900.00	21,842.00	3,335.39	25,177.39
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	112,008.24			
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	112,008.24	29,349.47	3,395.35	32,744.82
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		25.56%		
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)		29.23%		
7	Total amount received from allottees till date since Inception of the Project		70639.75		
8	70% Amount to be deposited in Separate Account (70%*S No. 7)		49447.82		
9	Loan sanctioned for the project till date (secured and unsecured both)		0.00		
10	Loan disbursed for the project till date (secured and unsecured both)				
	a- Loan disbursed before grant of RERA Registration in an account other than the Separate Account		0.00		
	b- Loan disbursed before grant of RERA Registration in the Separate Account		0.00		
	c- Loan disbursed after grant of RERA Registration and credited in Separate A/c		0.00		
	d- Loan disbursed after grant of RERA Registration but credited in an account other than Separate A/c		0.00		
	Total Loan Disbursed (10a+10b+10c+10d)		0.00		
11	Interest on deposits (flexi facility) credited to the Separate account		1482.64		
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)		50930.46		
13	Cumulative Amount that can be withdrawn from Separate A/c, i.e. (Total Amount to be credited in the Separate A/c * Proportionate Cost Incurred on the Project) (S No. 12 * S No. 6)		32744.82		
14	70% of the amount paid to the GST Department from the amount collected from the Allottees		2355.99		
15	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)		1710.05		

16	Amount actually withdrawn from Separate a/c till date since inception of the project. This shall include the following also: a- 70% of the amounts already realised till date but not deposited in the Separate Account b- Amount already withdrawn towards amount refunded to the allottee(s) against cancellation of unit(s) c- Amount already withdrawn for repayment of loan as mentioned in 10a above (principal only)	33135.00
17	Bank charges, if any	0.00
18	Repayment, if any, of principal amount of the loan/ borrowings taken against this project (to be allowed only after receipt of Completion Certificate/ Occupancy Certificate in accordance with the Bank Account Directions)*	0.00
19	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 16 - S No. 17)	17795.46
20	Actual Balance available in Separate A/c as on date	17795.46
21	Difference between the computed balance and actual balance in Separate A/c (S No. 19 - S No. 20) Should be Nil (In case computed balance is significantly higher than actual balance, revisit Row 16)	0.00
22	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (S No. 13 + S No. 14 + S No. 15 + S No. 18- S No. 16)*	3675.86
23	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
24	Amount that can be finally transferred to the Transaction account (S No. 22 - S No. 23)	3675.86

This certificate is being issued on specific request of M/s Ajay Realcon India LLP (UPRERAPRM274776) for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our/my knowledge and belief.

Notes:

1) 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.

2) It has been understood and confirmed by the promoter that admissibility of the interest on borrowings from Unsecured Loans/From institutions other than Banks for this project is restricted to SBI MCLR.

3) We certify that out of the **total estimated interest** in this certificate, Rs. 5400 Lacs is the interest on unsecured loans/From institutions other than Banks and is restricted to the prevailing SBI MCLR i.e. 8.70%.

4) We certify that out of the **total interest amount incurred** in this certificate, Rs.NIL Lacs is the interest on unsecured loans/From institutions other than Banks and is restricted to the prevailing SBI MCLR i.e. 8.70 %.

*5) We certify that the entry at Row 18 has been taken here for repayment of Principal amount of the loan/borrowings against this project after verifying that the CC/ OC of the entire project has been received (else entry at Row 18 is Zero)

6) We also certify that there have been no changes in the prescribed format of the REG-3 and is prepared strictly in accordance of the provisions of Project Bank Account Directions (as amended from time to time).

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No.-----	
Information as on 30.06.2026	Date: 06-Jul-2026
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PART-B	
I/ We also certify that: Out of the amount reported in Column 6 of S No. 4B above: Rs. 32,744.93 Lacs has been actually spent on the land, construction and development of the project and has not been spent on (a) any item other than the purpose given in Section 4(2)(l)(d) and is, therefore, admissible for withdrawal from the Separate Account. Rs. NIL 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, (b) admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below. Rs. 1710.05 Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in (c) 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/ Date of Refund	IFSC/ Cheque No.	Bank Account No./ Mode of Payment
1	Ravi Malik	1,000,000	Allottee Refund	15-Apr-24	000168	Cheque
2	Rahul Aggarwal	210,000	Allottee Refund	15-Apr-24	000108	Cheque
3	Dodul Mondal	2,000,000	Allottee Refund	8-May-24	000487	Cheque
4	Rahul Gupta	1,000,000	Allottee Refund	23-May-24	000251	Cheque
5	Vidhu chanchal Dubey	450,000	Allottee Refund	23-May-24	000253	Cheque
6	Pallav Dubey	550,000	Allottee Refund	23-May-24	000252	Cheque
7	Abhay Pratap Singh	1,500,000	Allottee Refund	23-May-24	000249	Cheque
8	Maneesh Tripathi	1,000,000	Allottee Refund	23-May-24	000275	Cheque
9	Sidhartha Sharma	1,000,000	Allottee Refund	23-May-24	000254	Cheque
10	Kirti Chhabra Manchanda	1,000,000	Allottee Refund	23-May-24	000260	Cheque
11	Bharat Vats	500,000	Allottee Refund	23-May-24	000257	Cheque
12	Ketan Marwah	1,000,000	Allottee Refund	23-May-24	000256	Cheque
13	Mayank Baweja	1,000,000	Allottee Refund	23-May-24	000265	Cheque
14	Sandeep Tandon	500,000	Allottee Refund	23-May-24	000263	Cheque
15	Ashok Kumar Tandon	500,000	Allottee Refund	23-May-24	000264	Cheque
16	Priya Gupta	1,400,000	Allottee Refund	23-May-24	000258	Cheque
17	Ravi Bhushan Gupta	100,000	Allottee Refund	23-May-24	000259	Cheque
18	Gyanendra Kumar	1,000,000	Allottee Refund	23-May-24	000250	Cheque
19	Atul Kundra	1,005,000	Allottee Refund	23-May-24	000193	Cheque
20	Shailesh Singh	1,000,000	Allottee Refund	23-May-24	000255	Cheque
21	Mani Gangwar	1,000,000	Allottee Refund	23-May-24	000248	Cheque
22	Ashima Bansal	1,000,000	Allottee Refund	27-May-24	000308	Cheque
23	Ankit Jain	1,000,000	Allottee Refund	27-May-24	000288	Cheque
24	Shivraj Chaudhary	1,000,000	Allottee Refund	27-May-24	000327	Cheque
25	Sukh Ram Manda	1,000,000	Allottee Refund	28-May-24	ICICR52024052 800250860	Cheque/Fund Transfer
26	Jalaj Dhanwaria	1,000,000	Allottee Refund	28-May-24	000281	Cheque
27	Shankar Lal	1,000,000	Allottee Refund	28-May-24	000334	Cheque
28	Raghuraj Kumar Singh	100,000	Allottee Refund	29-May-24	000292	Cheque
29	Puneet Chauhan	1,000,000	Allottee Refund	29-May-24	000293	Cheque

30	Shyam Sunder Ahuja	1,000,000	Allottee Refund	29-May-24	000310	Cheque
31	Varun Gulati	1,000,000	Allottee Refund	29-May-24	000304	Cheque
32	Anubhav Singh	1,000,000	Allottee Refund	29-May-24	000329	Cheque
33	Praveen Chaudhary	1,000,000	Allottee Refund	29-May-24	000284	Cheque
34	Atul Kumar Agarwal	1,000,000	Allottee Refund	29-May-24	000283	Cheque
35	Rakesh Ghai	1,000,000	Allottee Refund	29-May-24	000282	Cheque
36	Arun Kumar Sharma	1,000,000	Allottee Refund	29-May-24	000306	Cheque
37	Kriti Gupta	500,000	Allottee Refund	29-May-24	000309	Cheque
38	Prashant Gupta	1,000,000	Allottee Refund	29-May-24	000307	Cheque
39	Shailendra Malhotra	1,000,000	Allottee Refund	29-May-24	000299	Cheque
40	Raghvendra Singh	1,000,000	Allottee Refund	29-May-24	000300	Cheque
41	Dinesh Bansal	200,000	Allottee Refund	29-May-24	000305	Cheque
42	Gourav Mohata	1,000,000	Allottee Refund	29-May-24	000330	Cheque
43	Sreenivasa Murthy Thimmappa	1,000,000	Allottee Refund	29-May-24	000286	Cheque
44	Roshni Bhadri	1,000,000	Allottee Refund	29-May-24	000338	Cheque
45	Harpreet Kaur	1,000,000	Allottee Refund	29-May-24	000326	Cheque
46	Amit Arya	1,000,000	Allottee Refund	29-May-24	000303	Cheque
47	Vinod Jain	1,000,000	Allottee Refund	29-May-24	000289	Cheque
48	Anuj Kumar Jha	100,000	Allottee Refund	29-May-24	000290	Cheque
49	Bajrang Aggarwal	1,000,000	Allottee Refund	30-May-24	000298	Cheque
50	Manish Raj	1,000,000	Allottee Refund	30-May-24	000297	Cheque
51	Raghavendra Dxit	1,000,000	Allottee Refund	31-May-24	000379	Cheque
52	Omender Singh Baghel	1,000,000	Allottee Refund	31-May-24	000381	Cheque
53	Shruti Talwar	1,000,000	Allottee Refund	31-May-24	000294	Cheque
54	Poonam Aggarwal	1,000,000	Allottee Refund	31-May-24	000332	Cheque
55	Anurag Dwivedi	1,000,000	Allottee Refund	1-Jun-24	000328	Cheque
56	Parvesh Maheshwari	1,000,000	Allottee Refund	1-Jun-24	000302	Cheque
57	Archana Saxena	500,000	Allottee Refund	1-Jun-24	000301	Cheque
58	Ram Shankar Mishra	1,000,000	Allottee Refund	1-Jun-24	ICICR52024060 100494075	Cheque/Fund Transfer
59	Aboo Umar Palwi	50,000	Allottee Refund	3-Jun-24	000331	Cheque
60	Rocky Smith	1,000,000	Allottee Refund	5-Jun-24	000333	Cheque
61	Madhusudan Bhowmik	1,000,000	Allottee Refund	6-Jun-24	000287	Cheque
62	Shikha Gupta	1,000,000	Allottee Refund	6-Jun-24	ICICR52024060 600697427	Cheque/Fund Transfer
63	Shashank Sharma	1,000,000	Allottee Refund	7-Jun-24	000414	Cheque
64	Bina Berry	1,000,000	Allottee Refund	7-Jun-24	000425	Cheque
65	Tarun Arora	1,000,000	Allottee Refund	7-Jun-24	000393	Cheque
66	Nitin Panwar	1,000,000	Allottee Refund	7-Jun-24	000430	Cheque
67	Ayush Mangal	300,000	Allottee Refund	7-Jun-24	000418	Cheque
68	Shradha Bansal	700,000	Allottee Refund	7-Jun-24	000419	Cheque
69	Prince Porwal	50,000	Allottee Refund	7-Jun-24	000422	Cheque
70	Naresh Bala Katyal	1,000,000	Allottee Refund	7-Jun-24	000296	Cheque
71	Shiraz Malhotra	1,000,000	Allottee Refund	7-Jun-24	000389	Cheque
72	Kulminder Singh	1,000,000	Allottee Refund	7-Jun-24	000380	Cheque
73	Monica Chada	1,000,000	Allottee Refund	7-Jun-24	000424	Cheque
74	Hitesh Kumar	1,000,000	Allottee Refund	7-Jun-24	000387	Cheque
75	Aman Sharma	1,000,000	Allottee Refund	8-Jun-24	000448	Cheque
76	Dhawal Aggarwal	1,000,000	Allottee Refund	8-Jun-24	000429	Cheque
77	Nipun Sharma	1,000,000	Allottee Refund	10-Jun-24	000482	Cheque
78	Shraddha Surana	1,000,000	Allottee Refund	10-Jun-24	000445	Cheque
79	Abhay Singhal	1,000,000	Allottee Refund	10-Jun-24	000456	Cheque
80	Prakash Chandra Bhatt	1,000,000	Allottee Refund	10-Jun-24	000451	Cheque
81	Shweta Sachdev	1,000,000	Allottee Refund	10-Jun-24	000285	Cheque
82	Somnath Saini	1,000,000	Allottee Refund	10-Jun-24	000427	Cheque
83	Mulakh Raj	1,000,000	Allottee Refund	10-Jun-24	000388	Cheque
84	Rakesh Kumar Jain	500,000	Allottee Refund	10-Jun-24	000442	Cheque
85	Amita Jain	500,000	Allottee Refund	10-Jun-24	000443	Cheque
86	Parminder Singh	1,000,000	Allottee Refund	10-Jun-24	000420	Cheque
87	Sharma RA And Co. (Ritu Sharma)	1,000,000	Allottee Refund	10-Jun-24	000437	Cheque
88	Lavina Gehani	1,000,000	Allottee Refund	10-Jun-24	000483	Cheque
89	Rita Mittal	1,000,000	Allottee Refund	10-Jun-24	000458	Cheque
90	Himanshu Saluja	1,000,000	Allottee Refund	10-Jun-24	000460	Cheque
91	Prakash Jha	1,000,000	Allottee Refund	10-Jun-24	000392	Cheque

92	Abhay Kumar Garg	49,000	Allottee Refund	10-Jun-24	000450	Cheque
93	Vaibhav Gupta	49,000	Allottee Refund	10-Jun-24	000431	Cheque
94	Shivani Khara	1,500,000	Allottee Refund	10-Jun-24	000484	Cheque
95	kishlaya Mishra	1,600,000	Allottee Refund	10-Jun-24	ICICR52024061 000832339	Cheque/Fund Transfer
96	Ashish Dingra	1,000,000	Allottee Refund	11-Jun-24	000386	Cheque
97	Meenakshi Singhal	1,000,000	Allottee Refund	11-Jun-24	000446	Cheque
98	Manoj Kumar Maheshwari	1,000,000	Allottee Refund	11-Jun-24	000491	Cheque
99	Ashish Verma	1,050,000	Allottee Refund	11-Jun-24	000508	Cheque
100	Rajesh Chandra Verma	950,000	Allottee Refund	11-Jun-24	000441	Cheque
101	Ashish Kumar Tripathi	1,000,000	Allottee Refund	11-Jun-24	000440	Cheque
102	Ruchika Singh	1,000,000	Allottee Refund	11-Jun-24	000428	Cheque
103	Savita Singla	1,000,000	Allottee Refund	11-Jun-24	000495	Cheque
104	Abhay Singhal	400,000	Allottee Refund	11-Jun-24	000519	Cheque
105	Sandeep Kumar	1,000,000	Allottee Refund	11-Jun-24	000496	Cheque
106	Mahesh Kumar Meghwal	1,000,000	Allottee Refund	11-Jun-24	000452	Cheque
107	Gaurav Virmani	1,000,000	Allottee Refund	11-Jun-24	000463	Cheque
108	Sanjay Nandecha	1,000,000	Allottee Refund	11-Jun-24	000492	Cheque
109	Abhishek Varshney	1,000,000	Allottee Refund	11-Jun-24	000462	Cheque
110	Smriti Chauhan	1,000,000	Allottee Refund	11-Jun-24	000459	Cheque
111	Gaurav Singh	195,000	Allottee Refund	11-Jun-24	000486	Cheque
112	Anshul Aggarwal	1,000,000	Allottee Refund	11-Jun-24	000494	Cheque
113	Auto Marvels (Vipin Ahuja)	1,000,000	Allottee Refund	11-Jun-24	000447	Cheque
114	Baby Fun (Vikash Mutreja)	50,000	Allottee Refund	11-Jun-24	000490	Cheque
115	Mukeem Ahmad	1,200,000	Allottee Refund	11-Jun-24	000511	Cheque
116	prakash chandra bhatt	1,000,000	Allottee Refund	11-Jun-24	000522	Cheque
117	Sumit Sharma	50,000	Allottee Refund	12-Jun-24	000426	Cheque
118	Pankaj Kumar	1,000,000	Allottee Refund	12-Jun-24	000453	Cheque
119	Kriti Gupta	500,000	Allottee Refund	12-Jun-24	000480	Cheque
120	Mohit Aggarwal	1,000,000	Allottee Refund	12-Jun-24	000488	Cheque
121	Narender Singh Marnal	500,000	Allottee Refund	12-Jun-24	000517	Cheque
122	Ankit Aggarwal	1,000,000	Allottee Refund	12-Jun-24	000510	Cheque
123	Sumat Srivastava	1,000,000	Allottee Refund	12-Jun-24	000449	Cheque
124	Rajneesh Malhotra	1,000,000	Allottee Refund	13-Jun-24	000444	Cheque
125	Vinod Kumar Dubey	1,000,000	Allottee Refund	13-Jun-24	000421	Cheque
126	Kirti Agarwal	1,000,000	Allottee Refund	13-Jun-24	000432	Cheque
127	Chandan Kumar	100,000	Allottee Refund	15-Jun-24	000455	Cheque
128	Shruti Barthakur	1,500,000	Allottee Refund	16-Jun-24	000518	Cheque
129	Nitesh Prakash	1,000,000	Allottee Refund	16-Jun-24	000461	Cheque
130	sachin sharma	1,550,000	Allottee Refund	16-Jun-24	000464	Cheque
131	Prakash Ashok kumar Devnani	1,000,000	Allottee Refund	16-Jun-24	000454	Cheque
132	Sanjay Verma	1,000,000	Allottee Refund	16-Jun-24	000481	Cheque
133	Akash Chandra	500,000	Allottee Refund	16-Jun-24	000549	Cheque
134	Hare Ram Pandey	500,000	Allottee Refund	16-Jun-24	000550	Cheque
135	Anju Bisht	1,000,000	Allottee Refund	19-Jun-24	ICICR52024061 900600895	Cheque/Fund Transfer
136	Neha Attri	1,000,000	Allottee Refund	19-Jun-24	000559	Cheque
137	Sudhir Sharma	1,511,985	Allottee Refund	19-Jun-24	000551	Cheque
138	Manish Gupta	1,000,000	Allottee Refund	19-Jun-24	000457	Cheque
139	Praveen Kumar	1,000,000	Allottee Refund	19-Jun-24	000552	Cheque
140	Vapvilla Pvt. Ltd.	1,000,000	Allottee Refund	19-Jun-24	000562	Cheque
141	Ruchi Gupta	1,000,000	Allottee Refund	19-Jun-24	000553	Cheque
142	Murari Singh Verma	1,000,000	Allottee Refund	19-Jun-24	000493	Cheque
143	mukesh kumar	1,000,000	Allottee Refund	19-Jun-24	000556	Cheque
144	Praveen Singh Rawat	50,000	Allottee Refund	21-Jun-24	000571	Cheque
145	Harikesh Singh	1,000,000	Allottee Refund	21-Jun-24	000560	Cheque
146	Uma Nath Tripathi	1,000,000	Allottee Refund	21-Jun-24	000581	Cheque
147	Piush Tiwari	1,000,000	Allottee Refund	21-Jun-24	000582	Cheque
148	Sweecha Singh	1,000,000	Allottee Refund	21-Jun-24	000391	Cheque
149	Rahul Jain	1,000,000	Allottee Refund	21-Jun-24	000572	Cheque
150	Sandeepa VJ	1,000,000	Allottee Refund	23-Jun-24	000584	Cheque
151	Shahadat Shekh	1,000,000	Allottee Refund	24-Jun-24	000566	Cheque
152	Utsav Verma	1,000,000	Allottee Refund	24-Jun-24	000601	Cheque
153	Anil Kumar Shukla	80,000	Allottee Refund	24-Jun-24	000583	Cheque
154	Amol Chandra	1,602,000	Allottee Refund	25-Jun-24	000603	Cheque

Agarwal Saumya & Company

155	Abhjeet Kumar Sinha	1,602,000	Allottee Refund	25-Jun-24	000608	Cheque
156	Sachin Gupta	400,000	Allottee Refund	25-Jun-24	000585	Cheque
157	Gopal Gupta	400,000	Allottee Refund	25-Jun-24	000592	Cheque
158	Bharat Garg	400,000	Allottee Refund	25-Jun-24	000590	Cheque
159	Dinesh Kumar	400,000	Allottee Refund	25-Jun-24	000589	Cheque
160	Anamika	1,000,000	Allottee Refund	25-Jun-24	000604	Cheque
161	Ranjit Singh	100,000	Allottee Refund	26-Jun-24	000605	Cheque
162	Ravinder Singh Rawat	1,000,000	Allottee Refund	26-Jun-24	000588	Cheque
163	Anu Arora	1,000,000	Allottee Refund	26-Jun-24	000611	Cheque
164	Somil Goyal	1,000,000	Allottee Refund	27-Jun-24	ICICR52024062 700272729	Cheque/Fund Transfer
165	Manish Kumar Saini	1,000,000	Allottee Refund	27-Jun-24	000602	Cheque
166	Ghanshaym Sharma	50,000	Allottee Refund	28-Jun-24	000591	Cheque
167	Neha Goyal	1,000,000	Allottee Refund	29-Jun-24	000573	Cheque
168	Punit Bhatt	100,000	Allottee Refund	29-Jun-24	000555	Cheque
169	Anchal Dwivedi	1,000,000	Allottee Refund	1-Jul-24	000600	Cheque
170	Shivani Bisht	1,000,000	Allottee Refund	2-Jul-24	000554	Cheque
171	Ram Naresh Gupta	500,000	Allottee Refund	4-Jul-24	000637	Cheque
172	Rohit Gupta	500,000	Allottee Refund	4-Jul-24	000636	Cheque
173	Swatantra Mittal	1,000,000	Allottee Refund	4-Jul-24	000641	Cheque
174	Prashant Singhal	1,000,000	Allottee Refund	4-Jul-24	000642	Cheque
175	Abhishek Kumar Srivastav	1,000,000	Allottee Refund	6-Jul-24	000675	Cheque
176	Saurbh Gupta	1,000,000	Allottee Refund	8-Jul-24	000677	Cheque
177	Rohit Soni	130,001	Allottee Refund	8-Jul-24	000509	Cheque
178	Pawan Kumar Agarwal	1,000,000	Allottee Refund	8-Jul-24	000645	Cheque
179	Arvind Kumar Aggarwal	1,000,000	Allottee Refund	8-Jul-24	000646	Cheque
180	Gautam Verma	1,000,000	Allottee Refund	13-Jul-24	000638	Cheque
181	Gaurav Singh	1,030,000	Allottee Refund	13-Jul-24	000676	Cheque
182	Richa Paliwal	500,000	Allottee Refund	16-Jul-24	ICICR52024071 600443918	Cheque/Fund Transfer
183	Sujata Singh	1,000,000	Allottee Refund	22-Jul-24	000693	Cheque
184	Anil Kumar Sharma	25,000	Allottee Refund	22-Jul-24	000690	Cheque
185	Sarang Arora	600,000	Allottee Refund	23-Jul-24	000723	Cheque
186	Bharat Arora	400,000	Allottee Refund	23-Jul-24	000724	Cheque
187	Rajiv Kumar Chaudhry	1,000,000	Allottee Refund	23-Jul-24	000725	Cheque
188	Rishabh Gupta	2,707,938	Allottee Refund	24-Jul-24	000734	Cheque
189	Ram Vilash Verma	1,000,000	Allottee Refund	26-Jul-24	000732	Cheque
190	Shekhar Agarwal	1,000,000	Allottee Refund	26-Jul-24	000733	Cheque
191	Sanjay Ajit Kumar Mehta	2,000,000	Allottee Refund	27-Jul-24	000753	Cheque
192	Yetendra Kumar	1,000,000	Allottee Refund	28-Jul-24	000691	Cheque
193	Gaurav Singh	5,000	Allottee Refund	28-Jul-24	000754	Cheque
194	Deepika Bhatiya	1,564,000	Allottee Refund	29-Jul-24	000752	Cheque
195	Ayub Khan	1,620,271	Allottee Refund	29-Jul-24	000755	Cheque
196	Vivek Gupta	2,100,000	Allottee Refund	1-Aug-24	000756	Cheque
197	Harish Gautam	2,177,755	Allottee Refund	4-Aug-24	000757	Cheque
198	Rajeev Kumar VIJ	1,500,000	Allottee Refund	5-Aug-24	000801	Cheque
199	Anjali Garg	1,468,215	Allottee Refund	6-Aug-24	000812	Cheque
200	Mayur Gupta	1,000,000	Allottee Refund	10-Aug-24	000639	Cheque
201	Zeeba Noor	575,000	Allottee Refund	11-Aug-24	000859	Cheque
202	Shakil Ahmad	1,000,000	Allottee Refund	11-Aug-24	000858	Cheque
203	Kulwant Rai	2,650,000	Allottee Refund	11-Aug-24	000860	Cheque
204	Anu Garg	1,739,699	Allottee Refund	11-Aug-24	000867	Cheque
205	Manu Garg	1,000,000	Allottee Refund	11-Aug-24	000866	Cheque
206	Amar Verma	1,000,000	Allottee Refund	22-Aug-24	000907	Cheque
207	Devni Naithani	50,000	Allottee Refund	23-Aug-24	000811	Cheque
208	Manash Makhija	2,100,000	Allottee Refund	23-Aug-24	000917	Cheque
209	Lokesh Kaushal	1,575,000	Allottee Refund	1-Sep-24	000881	Cheque
210	Aman Kumar Singh	2,100,000	Allottee Refund	1-Sep-24	000878	Cheque
211	Girijesh Pandey	1,583,010	Allottee Refund	3-Sep-24	000929	Cheque
212	Ratnesh Tiwari	2,000,000	Allottee Refund	3-Sep-24	000928	Cheque
213	Ekta Soni	1,583,100	Allottee Refund	6-Sep-24	000927	Cheque
214	Ambreesh Kumar	100,000	Allottee Refund	7-Sep-24	000876	Cheque
215	Chandra Prakash Mahalaya	1,575,000	Allottee Refund	9-Sep-24	000961	Cheque
216	Pawna Gupta	1,000,000	Allottee Refund	26-Sep-24	001026	Cheque
217	Jitendra Singh	1,000,000	Allottee Refund	2-Oct-24	001025	Cheque
218	Pawna Gupta	1,500,000	Allottee Refund	3-Oct-24	001027	Cheque

219	Hemant Aggarwal	1,000,000	Allottee Refund	7-Oct-24	0001038	Cheque
220	Reakha Aggarwal	559,250	Allottee Refund	10-Oct-24	001039	Cheque
221	Babita Singh	1,600,000	Allottee Refund	15-Oct-24	000979	Cheque
222	Ankit Chaudhry	500,000	Allottee Refund	15-Oct-24	000980	Cheque
223	Dharampal Singh	500,000	Allottee Refund	28-Oct-24	001044	Cheque
224	Saurabh Pandey	1,583,000	Allottee Refund	8-Nov-24	000981	Cheque
225	Prashant Kumar	1,000,000	Allottee Refund	12-Nov-24	001134	Cheque
226	Renu Kumari	1,000,000	Allottee Refund	2-Dec-24	001314	Cheque
227	Pallavi Diwakar	251,000	Allottee Refund	16-Dec-24	001401	Cheque
228	Raghav Goel	11,000	Allottee Refund	19-Dec-24	001503	Cheque
229	Sumit Kochar	1,000,000	Allottee Refund	28-Dec-24	001402	Cheque
230	Shubham Jain	100,000	Allottee Refund	28-Dec-24	001529	Cheque
231	Neeraj Gupta	51,000	Allottee Refund	28-Dec-24	001405	Cheque
232	Sobhita Gupta	500,000	Allottee Refund	8-Jan-25	ICICR52025010 800295527	Cheque/Fund Transfer
233	Shashwant Sharma	925,869	Allottee Refund	27-Jan-25	ICICR52025012 700770162	Cheque/Fund Transfer
234	Nidhi Jindal	949,861	Allottee Refund	5-Feb-25	ICICR52025020 600840764	Cheque/Fund Transfer
235	Varun Kumar Singh	1,575,000	Allottee Refund	18-Feb-25	001815	Cheque
236	Ved Virat Sharma	7,000,050	Allottee Refund	18-Feb-25	001814	Cheque
237	Nishant Tiwari- Ace Hanei / LA Buildtech Pvt Ltd	3,286,492	Allottee Refund	25-Feb-25	001890	Cheque
238	Ram Kumar Gupta	500,000	Allottee Refund	1-Mar-25	001899	Cheque
239	Shailender Sharma	1,000,000	Allottee Refund	27-Mar-25	002035	Cheque
240	Shivani Rana	50,000	Allottee Refund	11-Apr-25	002105	Cheque
241	Nilesh Gabrani	100,000	Allottee Refund	12-Apr-25	002034	Cheque
242	Kinshul Jain	1,000,000	Allottee Refund	12-Apr-25	002033	Cheque
243	Nitin Gupta	1,000,000	Allottee Refund	12-Apr-25	002036	Cheque
244	Anshul Verma	1,000,000	Allottee Refund	19-Apr-25	002159	Cheque
245	Renu	51,000	Allottee Refund	19-Apr-25	002158	Cheque
246	Navkant Jha	600,000	Allottee Refund	19-Apr-25	002037	Cheque
247	Aayush Jha	2,567,269	Allottee Refund	19-Apr-25	002038	Cheque
248	Rahul Singh	50,000	Allottee Refund	13-May-25	002247	Cheque
249	Rajesh Kumar	51,000	Allottee Refund	13-May-25	002248	Cheque
250	Ram Nivash Prasad Singh	51,000	Allottee Refund	7-Jul-25	ICICN52025070 700234245	Cheque/Fund Transfer
251	SBI Refund- Intraday Office AC With INB BRCD 04492	5,082,484	Allottee Refund	21-Jul-25	002609	Cheque
252	Vinay Gupta	100,000	Allottee Refund	3-Oct-25	002898	Cheque
253	Sudershan Kamnani	21,000	Allottee Refund	3-Oct-25	002884	Cheque
254	Priyanka Sharma	418,046	Allottee Refund	18-Nov-25	003123	Cheque
255	Ajit Pal	100,000	Allottee Refund	24-Nov-25	003122	Cheque
256	Mr. Pankaj singh Rathore	900,000	Allottee Refund	18-Dec-25	003238	Cheque
257	Adesh Yadav	11,000	Allottee Refund	31-Jan-26	003438	Cheque
258	Ashok Kumar Singh	100,000	Allottee Refund	18-Feb-26	003506	Cheque
259	Sanjay Kumar Gautam	1,000,000	Allottee Refund	2-Mar-26	003449	Cheque
260	Meraj International	34,521	Allottee Refund	8-May-26	004050	Cheque
Total		244,292,816				

This certificate is being issued on specific request of M/s Ajay Realcon India LLP 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.

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