

A H S G & Co LLP

Chartered Accountants

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TO WHOMSOEVER IT MAY CONCERN

We have verified the books accounts, documents of **M/s Aura Bulcom LLP** and certify that the total amount incurred for construction of commercial "**Avenue IV**" Situated on Commercial **Plot No. 5, Springwood Enclave, Sector -4, Wave City, Tehsil & District- Ghaziabad, U.P.** Demarcated by its boundaries (latitude and longitude of the end points) to the North 28° 39' 11.9" N; 77° 29' 57.8" E, to the East 28° 39' 07.4" N; 77° 30' 03.5" E, to the South 28° 39' 06.0" N; 77° 30' 01.9" E, to the West 28° 39' 10.5" N; 77° 29' 56.5" E of tehsil Sadar, competent /development authority GDA, District – Ghaziabad, Pin: 201001 admeasuring **12361.18 Sq. Mtr.** being developed by the firm, is **Rs. 74.12 Crore** (including land cost) as on 30/July/2024.

(Amount in crores)

S.no.	Particulars	Total Cost Estimated	Amount Incurred (actual out - flow) till 30 July 2024
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. Amount 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, 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.	72.10	72.10
	SUB TOTAL LAND COST (in Rs)	72.10	72.10

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2	Project Clearance Fees (includes followings) a. Fees paid to RERA b. Fees paid to Local Authority c. Consultant/Architect Fees (directly attributed to project) d. Any other (specify)	3.75 2.00 2.50	0.00 1.32 0.02
	SUB TOTAL FEES PAID (in Rs)	8.25	1.34
3A	Cost of development And Construction site (includes following) 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);	175.00	0.68
	SUB TOTAL OF CONSTRUCTION COST (in Rs.) (Sum of (a)to(d)of row 3A)	175.00	0.68
3B	Cost of construction incurred (As certify by project Engineer)	175.00	0.68
3C	Total construction cost (Lower of 3A and 3B)	175.00	0.68
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)	20.00	1.62
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (ROW 3C+3D)	195.00	2.30
4	TOTAL COST OF PROJECT (ROW 1 + ROW 2 + ROW 3)	275.35	75.74
5	Percentage completion of construction work completed (as per project Engineer, Architect's certificate)	0.39%	
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) %	27.71%	
7	Total amount received from Allottees (excluding taxes) till date since Inception of the Project (in Rs.)	0	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0	
9	Cumulative 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)	75.74	

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10	Amount Actually Withdrawn till date Since Inception of the Project	0
11	Balance available in Designated A/c	0
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 – Row - 10)	75.74

This certificate is being issued on specific request of **M/s Aura Buildcom LLP** for UP RERA Compliance. The Certification is based on the information and record produced before us and is true to the best of our knowledge and belief.

for A H S G & Co LLP
Chartered Accountants
Firm Reg. no: 017188C/C400304

Amit Goel
Partner
Membership no. 409858
UDIN: 24409858BKASAE5868

Place: Noida
Date: 30-07-2024