

**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. 001/2025-26

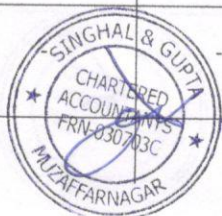
Date: 30.05.2026

Information as on 01.04.2026

Subject: Certificate of Amount incurred on **VASUNDHARA INFRABUILD (P)LTD.** for Development of 127 Nos. of Plots, on Plot No./Survey No. ), **VASUNDHARA SMART CITY PHASE-III**, Demarcated by its boundaries (latitude and longitude of the cod points) the North 29.435842,77712149 N"E to the south 29.433134,77.714656"E to the East 29.434891,77.713535"N 29.434587,77.712413"E to the west, of Vill.- Suzro, Khasra no.2316(Part) Muzaffarnagar, District Muzaffarnagar, Development authority Muzaffarnagar Development Authority Pin 251001 admeasuring 24905.06 sq.mts. area being developed by VASUNDHARA INFRA BUILD PVT. LTD. " having Promoter ID UPRERA.....", Separate Bank Account No. 42167556147, Bank Name – State Bank of India , Jansath Road Muzaffarnagar, 2551001, Uttar Pradesh, India.

**PART-A**

S.No	Particulars	Rs. in lacs	Rs. in lacs	Rs. in lacs	Rs. in lacs
		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 cost 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.	738.00	738.00	-	738.00
	(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 UP. RERA	-	-	-	-
	<b>TOTAL OF LAND COST- For Estimation purpose</b>	738.00	738.00	-	738.00
	(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.	738.00	738.00	-	738.00
	(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.	-	-	-	-
	<b>TOTAL OF LAND COST - For % completion and withdrawal purpose</b>	738.00	738.00	-	738.00
	(b) Amount payable to obtain development rights. additional FAR and/or any work under the provisions of Local Authority or State Government or Statutory Authority if any:	-	-	-	-
	(c) 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 fee etc. (it-not included in para (a) above):	-	-	-	-
	(d) Interest (Other than Penal Interest and Penalties etc.)				
	a) paid to Financial Institution, Schedule banks, NBFC on loan/ borrowing provided such loan has been utilized for purchase of land				



	b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Banks of India- marginal cost of Fund based lending Rate (SBI- MCLR) provided such loan has been utilised for purchase of land d) paid to the Competent Authority for acquisition of land.	50.00	50.00	-	50.00
	<b>TOTAL OF LAND COST</b>	788.00	788.00	-	788.00
1A	- For Project Estimation Purpose i.e. a.1+b+c+d	-	-	-	-
1B	- For Withdrawal Purpose i.e. a.2+b+c+d	-	-	-	-
2	Project Clearance Fees	-	-	-	-
a-	Fees paid to RERA	1.30	1.30	-	1.30
b-	Fees paid to Local Authority	248.09	248.09	-	248.09
c-	Consultant/Architect Fees (directly attributable to project)	-	-	-	-
d-	Any other (Specify)	-	-	-	-
	<b>TOTAL OF FEES PAID</b>	249.39	249.39	-	249.39
3A	<b>Cost of Construction and Development</b>	-	-	-	-
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	350.00	15.00	-	15.00
	(b) Depreciation cost of machinery and equipment purchased. or hired and maintenance costs. consumables etc., (so long as those costs are directly incurred in the construction of the concerned projects)	-	-	-	-
	c) Cost of materials actually purchased;	-	-	-	-
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to the projects):	-	-	-	-
	<b>Total of Construction and Development Cost (sum of (a) to (d) of 3A)</b>	350.00	15.00	-	15.00
3B	<b>Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)</b>	350.00	15.00	-	15.00
3C	<b>Total Construction and Development Cost (Lower of 3A and 3B.)</b>	350.00	15.00	-	15.00
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, NDFC 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)	-	-	-	-
3E	<b>TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C+S No. 3D)</b>	350.00	15.00	-	15.00
4	<b>TOTAL COST OF PROJECT</b>				
4A	<b>For Project Estimation Purpose (S. No. 1A + S. No. 2 + S No. 3E)</b>	1387.39	15.00	-	1052.39
4B	<b>- For % completion of the project and withdrawal purpose (S No.1B+S No. 2+S No. 3E)</b>	1387.39	15.00	-	1052.39
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	0.00			
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)	75.85%			
7	Total amount received from allottees till date since Inception of the Project No. 7	0.00			
8	70% Amount to be deposited in Separate Account			0.00	





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**Part B**

I/ We also certify that:

Out of the amount reported in **Column 6 of S No. 4B** above:

- (a) Rs. 788.00 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)(l)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- (b) Rs. \_\_\_\_\_ 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. \_\_\_\_\_ 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.

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards	Bank Name	IFSC	Bank Account No.
1	-	-	-	-	-	-
2	-	-	-	-	-	-
3	-	-	-	-	-	-
4	-	-	-	-	-	-
5	-	-	-	-	-	-
6	-	-	-	-	-	-
7	-	-	-	-	-	-
8	-	-	-	-	-	-
9	-	-	-	-	-	-
10	-	-	-	-	-	-

This certificate is being issued on specific request of Sh. Amit Kumar, Director of M/s Vasundhara Infra Build Pvt. Ltd., for UP RERA compliance. The certification is based on the information and a record produced before us/me and is true to the best of our/my knowledge and belief.

Signature of Chartered Accountant with seal

For Singhal & Gupta  
Chartered Accountants  
(C.A. Ankur Agarwal)  
Partner  
Date : 30/05/2026  
Place : Muzaffarnagar

UDIN: 26407510WOOGNY1669