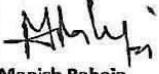


| <u>CHARTERED ACCOUNTANT'S CERTIFICATE</u>   |   |                               |  |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
|---|---|-------------------------------|--|-------------|-------------|-------------------------|--|---|---|---|--------|--------|---|-------------------------------------|--------|--------|--|--------|------|----|--|-------------|-------------------------|--|---|-----------|------|----|---|---|------|------|--|-------------------------------------|--------|------|--|--|-----------|------|---|---|-----------|------|--|---|---------------|------|----|--|-----------|------|----|--|------|------|---|---|-----------|------|---|--|------------------|---------------|
| (FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)  |   |                               |  |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
| Information as on 28-08-2023  |   |                               |  |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
| <b>Subject:</b> Certificate of amount incurred on <b>UCHDPL, Veridia-6-Oakwood Enclave</b> for Construction in <b>Tehsil Ghaziabad, Distt. Ghaziabad</b><br>Tower/Block/Building(s) <b>Tower-6</b> situated on Khasra no./Plot No. <b>GH-2, Sector 1, Wave City Ghaziabad</b> , demarcated by its boundaries<br>(latitude and longitude of the end-points) <b>28.6603</b> to the North <b>28.6593</b> to the South <b>77.4962</b> to the East <b>77.4937</b> to the West of Tehsil<br>Ghaziabad Competent Authority/Development Authority, District <b>Ghaziabad</b> , PIN <b>201015</b> admeasuring <b>15827.00</b> sqm area, being developed<br>by <b>M/s UPPAL CHADHA HITECH DEVELOPERS PVT. LTD</b> having <b>RERA Registration No. -----</b> , Designated A/C No.<br><b>923020044734749</b> , Bank Name: Axis Bank. <span style="float: right;"><b>Total</b></span><br><b>Numbers of Dwelling Units in the Projects is 140.</b>  |   |                               |  |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
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| 1   | 2   | 3                             | 4  |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
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|   | <b>SUB TOTAL LAND COST (in Rs.)</b>   | 474.81                        | 474.81   |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
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| S.No.   | Particulars   | Total Cost<br>Estimated       | Amount incurred<br>(actual out-flow)<br>till now |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
| 1   | 2   | 3                             | 4  |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
| 2   | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)   | 0.00                          | 0.00   |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
|   | <b>SUB TOTAL FEES PAID (in Rs.)</b>   | 299.66                        | 0.00   |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
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|   | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>   | 14,786.82                     | 0.00   |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
| 3B  | <b>Cost of construction incurred (As Certified by Project Engineer)</b>   | 14,291.82                     | 0.00   |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
| 3C  | <b>Total Construction Cost (Lower of 3A and 3B.)</b>  | 14,291.82                     | 0.00   |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
| 3D  | <b>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)</b>  | 0.00                          | 0.00   |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
| 3   | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>   | 14,291.82                     | 0.00   |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |
| 4   | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>  | <b>15,066.29</b>              | <b>474.81</b>                                    |             |             |                         |  |   |   |   |        |        |   |                                     |        |        |  |        |      |    |  |             |                         |  |   |           |      |    |   |   |      |      |  |                                     |        |      |  |  |           |      |   |   |           |      |  |   |               |      |    |  |           |      |    |  |      |      |   |   |           |      |   |  |                  |               |

|   |   |        |
|---|---|--------|
| 5   | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)   | 0.00   |
| 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 )%                                | 3.15   |
| 7   | Total amount received till date since Inception of the Project (in Rs.)   | 0.00   |
| 8   | 70% Amount to be deposited in Designated Account ( <b>0.7*Row 7</b> )   | 0.00   |
| 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 )                 | 474.81 |
| 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 ) | 0.00   |
| 11  | Balance available in Designated A/c.  | 0.00   |
| 12  | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)   | 474.81 |
| This certificate is being issued on specific request of <b>M/s UPPAL CHADHA HITECH DEVELOPERS PVT. LTD</b> 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.                          |   |        |
| <b>For Mehrotra Seth &amp; Associates:</b><br>Chartered Accountant<br>Firm Reg. No. :- 008315N<br><br><b>Manish Raheja</b><br>M. No. 508372<br>UDIN:- 23508372BGXSFQ7790<br>Date:- 28/08/2023<br>Place:- New Delhi |   |        |

