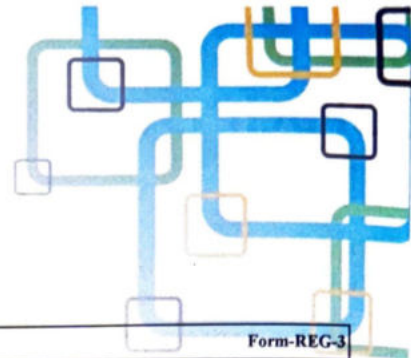




N K SOLANKI & COMPANY

Chartered Accountants



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: 28.08.2025

Information as on: 28.08.2025

Subject: Certificate of amount incurred on [Project Name : BLUEMOON CENTRAL and RERA Registration No. Applied for] Acquisition and Development of land and/or Construction of Tower/Block/Building(s)/01 situated on Khasra no./Plot No. 1187,1188 demarcated by its boundaries 28° 42' 0.19" N, 77° 25' 39.45" E to the North 28° 41' 54.48" N, 77° 25' 42.62" E to the South 28° 41' 56.79" N, 77° 25' 44.64" E to the East 28° 41' 57.89" N, 77° 25' 37.29" E to the West of Village : Noor Nagar Sehani, Tehsil Ghaziabad, Competent Authority/Development Authority, Ghaziabad Development Authority, District Ghaziabad, PIN 201003, admeasuring 2531.45 sq. meter area, being developed by Progressive Construction having Rera Registration No. Applied for, Separate A/c No. 50200095605510 Bank Name : HDFC Bank Limited, Raj Nagar Extension, Ghaziabad - 201003 Uttar Pradesh.

PART-A

S.No.	Particulars	Rs.in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred till 26.08.2025	Rs. In lacs Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:	78.00	78.00	0.00	78.00
	(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.	0.00	0.00	0.00	0.00
	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.	0.00	0.00	0.00	0.00
	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 U.P. RERA.	0.00	0.00	0.00	0.00
	TOTAL OF LAND COST - For Project Estimation Purpose	78.00	78.00	0.00	78.00
	(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.	78.00	78.00	0.00	78.00
	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	0.00	0.00	0.00	0.00
	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.				
	TOTAL OF LAND COST - For % completion and withdrawal purpose	78.00	78.00	0.00	78.00
	(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;	0.00	0.00	0.00	0.00
	(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);	6.29	6.29	0.00	6.29
	(d) Interest (Other than Penal Interest and Penalties etc.)				
	a) paid to Financial Institution, Scheduled Banks, NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land	0.00	0.00	0.00	0.00
	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) provided such loan has been utilised for purchase of land				
	c) paid to the Competent Authority for acquisition of land				
	TOTAL OF LAND COST	84.29	84.29	0.00	84.29
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	84.29	84.29	0.00	84.29
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	84.29	84.29	0.00	84.29
2	Project Clearance Fees				
	(a) Fees paid to RERA	1.00	0.36	0.00	0.36
	(b) Fees paid to Local Authority	166.42	163.42	0.00	163.42
	(c) Consultant/Architect Fees (directly attributable to project)	28.00	7.13	0.00	7.13
	(d) Any other (specify)	30.00	0.71	0.00	0.71
	TOTAL OF FEES PAID	225.42	171.62	-	171.62
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	25.00	8.75	0.00	8.75



Ph. : 0120-4134700, 9899555900, 9654024700

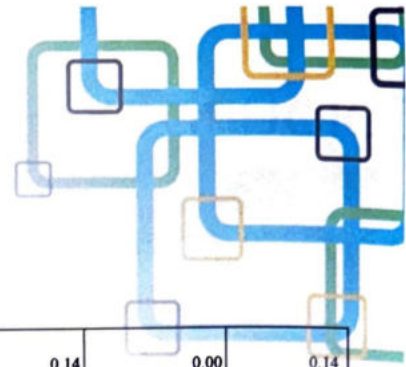
Address : H-1, 1st Floor, Patel Nagar-III, Opp. ICICI Bank, Ghaziabad - 201 001

E-mail : nksolankigzb@gmail.com



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	(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);	3.50	0.14	0.00	0.14
	(c) Cost of materials actually purchased;	1,338.19	98.93	20.09	119.02
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	859.11	94.66	0.00	94.66
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	2,225.80	202.48	20.09	222.57
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	2,225.80	212.58	150.15	362.73
3C	Total Construction and Development Cost (Lower of 3A and 3B)	2,225.80	202.48	20.09	222.57
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, NBFC 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)"	175.00	0.00	0.00	0.00
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	2,400.80	202.48	20.09	222.57
4	TOTAL COST OF PROJECT	2,710.51	458.39	20.09	478.48
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	2,710.51	458.39	20.09	478.48
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	2,710.51	458.39	20.09	478.48
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			16.30%	
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)			17.65%	
7	Total amount received from allottees till date since Inception of the Project				0.00
8	70% Amount to be deposited in Separate Account (70%*S No. 7)				0.00
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)				0.00
11	Interest on deposits (flexi facility) credited to the Separate account				0.00
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)				0.00
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)				478.48
14	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)				0.00
15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))				0.00
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)				0.00
17	Actual Balance available in Separate A/c as on date				0.00
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil				0.00
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))				478.48
20	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
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)				478.48

This certificate is being issued on specific request of M/s. **Progressive Construction** 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.

Note: 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.

For N K Solanki And Company
Chartered Accountants

CA Nagendra Solanki
M. No. 420040
Date: 28.08.2025
Place: Ghaziabad
UDIN: 25420040BMIZEX7978

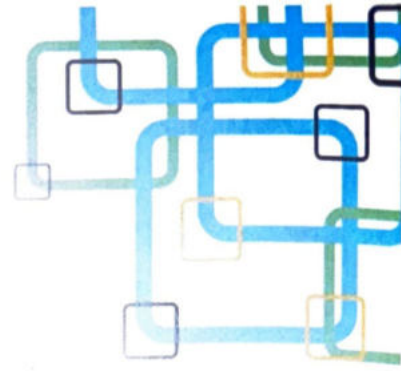


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E-mail : nksolankigzb@gmail.com



N K SOLANKI & COMPANY
Chartered Accountants



TO WHOME IT MAY CONCERN

This is to certify that **M/s Progressive Construction** has not availed any Loan / Advance Facility from any Bank or Financial Institution for its Project "**Bluemoon Central**" till the issue of this certificate and further information as under:

1. **M/s Progressive Construction** is developing a real estate project known as "**Bluemoon Central**" situated at Khasra No. 1187 and 1188, Village Noor Nagar, Tehsil Ghaziabad, District Ghaziabad, 201003, Uttar Pradesh registration for which under the Real Estate (Regulation and Development) Act, 2016 ("RERA") is being applied for.
2. As per the information and records produced before us and on verification of the relevant documents and bank statements, it is confirmed that:
 - No Loan has been sanctioned / disbursed till date; and
 - Consequently, no interest expenses of the aforesaid project have been incurred as of the date of this certificate.
 - There is no charge appearing on the MCA Portal with respect to any Loan.
 - A loan for construction and development purpose is proposed by the developer, and the estimated Interest cost is ₹ 1.75 Crores as per the details provided by the Company.

This certificate is issued at the request of the promoter for the purpose of submission to the concerned RERA Authority and should not be used for any other purpose.

For N K Solanki & Co.
Chartered Accountants


CA Nagendra Solanki

Proprietor

M. No. 420040

Date: 27.08.2025

Place: Ghaziabad

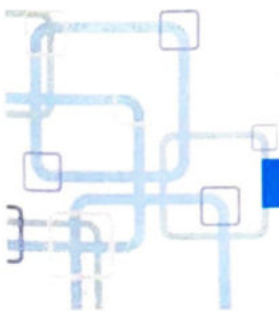
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Progressive Construction



M/s Progressive construction
For Bluemoon Central

Estimated Interest Cost on loan for Construction and Development Cost

(Rs. In lakhs)

Date	Opening Balance	Estimated Disbursement	Estimated Repayment	Rate of interest	Interest	Closing Balance
Processing fee					5.00	
01.01.2026	0	100	0	9.55%	2.39	100
2026-27	100	400	0	9.55%	47.75	500
2027-28	500	0	100	9.55%	47.75	400
2028-29	400	0	100	9.55%	38.20	300
2029-30	300	0	100	9.55%	28.65	200
2030-31	200	0	200	9.55%	10.26	0
	total Interest Cost				175.00	

(Nitin Tyagi) for Progressive Construction
Partner
Progressive Construction

Partner