



Ref: HKB/CERT/2025-26/43

Date: 08/10/2025

(UDIN: 25547525BM10WY7703)

To,

The Real Estate Regulatory Authority

Uttar Pradesh

Form-REG-3					
Information as on 05.09.2025					
<b>Subject:</b> Certificate of amount incurred on G.H.I CITY 2 (Affordable Housing Scheme) for Acquisition and Development of land and/or Construction at GHI, CITY-2, Khasra No-467,451,472 at Village Kundal Fatehabad Road, Agra.. being developed by M/s. CZAR BUILDCON PRIVATE LIMITED					
PART-A					
S.No.	Particulars	Rs.in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till now
1	2	3	4	5	6
1	<b>Land Cost</b>				
	(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 DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	862.67	862.67		862.67
	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.	N/A			
	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	N/A			
	<b>TOTAL OF LAND COST - For Project Estimation Purpose</b>				
	(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	862.67	862.67	-	862.67
	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	N/A	-	-	-
	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.				

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	<b>TOTAL OF LAND COST - For % completion and withdrawal purpose</b>	862.67	862.67	-	862.67
	(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;	N/A			
	(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);	49.11	49.11		49.11
	(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 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	N/A			
	<b>TOTAL OF LAND COST</b>				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	911.78	911.78		911.78
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	911.78	911.78		911.78
2	<b>Project Clearance Fees</b>				
	(a) Fees paid to RERA	1.13	1.13	-	1.13
	(b) Fees paid to Local Authority	9.75	9.75	-	9.75
	(c) Consultant/Architect Fees (directly attributable to project)	5.00	5.00	-	5.00
	(d) Any other (For Dhara - 80)	4.07	4.07	-	4.07
	<b>TOTAL OF FEES PAID</b>	<b>19.95</b>	<b>19.95</b>	-	<b>19.95</b>
3A	<b>Cost of Construction and Development</b>				
	(a) Cost of services (water, electricity to construction site) , Site Overheads.	18.00	1.37	-	1.37
	(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);	N/A		-	
	(c) Cost of materials actually purchased;	711.00	232.16	-	232.16
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	216.00	27.70	-	27.70
	<b>Total of Construction and Development Cost (sum of (a) to (d) of 3A)</b>	<b>945.00</b>	<b>261.23</b>		<b>261.23</b>
	<b>Total Incurred Cost (Sum of 2 and 3A)</b>		<b>281.18</b>		<b>281.18</b>
3B	<i>Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)</i>				
3C	<i>Total Construction and Development Cost (Lower of 3A and 3B.)</i>				
3D	<i>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)"</i>	N/A			
3E	<b>TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)</b>	<b>NIL</b>			
4	<b>TOTAL COST OF PROJECT</b>				
4A	- For Project Estimation Purpose	1876.73			
4B	- For % completion of the project and withdrawal purpose	1876.73			

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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	N/A
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)	48.58 %
7	Total amount received from allottees till date since Inception of the Project	NIL
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	NIL
9	Loan sanctioned for the project till date (secured and unsecured both)	NIL
10	Loan disbursed for the project till date (secured and unsecured both)	NIL
11	Interest on deposits (flexi facility) credited to the Separate account	NIL
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)	NIL
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)	911.78
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)	NIL
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))	NIL
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	NIL
17	Actual Balance available in Separate A/c as on date	NIL
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	NIL
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))	NIL
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	NIL
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	NIL

This certificate is being issued on specific request of M/s. CZAR BUILDCON PRIVATE LIMITED 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 H K BATRA AND ASSOCIATES**

Chartered Accountants

(FRN: 009889N)

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CA. Naman Chawla

(Partner)

Membership No. 547525

UDIN: 25549525 BM1DWJ 7703



**ANNEXURE -A: ANNEXURE TO CERTIFICATE: HKB/CERT/2025-26/43**

To,  
**The Real Estate Regulatory Authority**  
Uttar Pradesh

**Subject: Independent Practitioner's Report on the certificate number HKB/CERT/2025-26/43**

1. This Report is issued in accordance with the terms of our engagement letter dated 04/10/2025.
2. The accompanying certificate towards confirmation of the project details of, **M/s. CZAR BUILDCON PRIVATE LIMITED** (hereinafter referred together as the "Certificate") contains the details as required pursuant to compliance with the terms and conditions contained in the engagement letter dated 04/10/2025.

**Management's Responsibility for the Statement**

3. The preparation and maintenance of the documents as mentioned in the certificate is the responsibility of the management including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and maintenance of the relevant records that are reasonable in the circumstances and are appropriate under different acts and rules made thereon.
4. The Management is also responsible for ensuring that the management complies with the requirements of filing this certificate with RERA.

**Practitioner's Responsibility**

5. Pursuant to the requirements of providing certificate, it is our responsibility to provide a reasonable assurance that the details mentioned in the certificate have been accurately extracted from the books of accounts for the FY 205-26 (Upto 05.09.2025) details and documents provided to us and the computations if any are arithmetically correct.
6. The above said books of accounts have neither been audited nor reviewed by us but has been provided to us by the management. We have solely extracted and reported details from the above details.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) I, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

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**Opinion**

8. Based on our examination, as above, we are of the opinion that:
9. The details mentioned in the certificate have been accurately extracted from the books of accounts for the FY 2025-26 (Upto 05.09.2025) details and documents provided to us and the computations if any are arithmetically correct.

**Restriction on Uses**

10. This report has been issued at the request of the Board of Directors of the Company. The certificate is provided solely for filing before UP RERA and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

**For H. K. Batra & Associates**

(Chartered Accountants)

FRN: 009889N

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**CA. Naman Chawla**

Partner

**M. No. 547525**

**UDIN: 25547525BM1DWY7703**

**Place: New Delhi**

**Date: 08/10/2025**