



Form-REG-3					
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)					
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)					
No.-GJA/2026/002			Date:- 11.02.2026		
Information as on 10.01.2026					
Certification work Assigned vide letter No.- NIL Dated 11.01.2026					
Subject: Certificate of amount incurred on Estate 105 and RERA Registration No.- Applied for Acquisition and Development of land and/or Construction of 2 Nos. Residential Towers (01 and 02) and 2 Nos. Commercial situated on Plot No. C-02, Sector 105, Noida, demarcated by its boundaries (latitude and longitude of the end-points 28°31'55.41" N, 77°21'49.92" E, 28°31'58.78" N, 77°21'51.24" E, 28°31'48.17" N, 77°22'01.07" E , 28°31'51.02" N , 77°22'03.41" E) to the North, to the South, to the East to the Noida, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority New Okhla Industrial Development Authority, District Gautam Buddha Nagar, PIN 201304, admeasuring 22,718.15 sq. meter out of the Total Land area 41835.46 Sq. Mtrs. , being developed by Max Estates Noida Private Limited [UPRERAPRM437118], having Separate A/c No. 003105046160 Max Estates Noida Pvt. Ltd. Separate Bank Account for Estate 105, Bank Name - ICICI Bank Ltd.					
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	Land Cost				
	(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.	51,586	0	0	0
	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	0	0	0
	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	0	0	0
	TOTAL OF LAND COST - For Project Estimation Purpose	51,586	0	0	0
	(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.	51,586	16,726	0.00	16,726
	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.	0	0	0	0
	TOTAL OF LAND COST - For % completion and withdrawal purpose	51,586	16,726	0.00	16,726

**GAURAV
AGRAWAL**

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GAURAV AGRAWAL
Date: 2026.02.11
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(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)					
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Certification work Assigned vide letter No.- NIL Dated 11.01.2026					
Subject: Certificate of amount incurred on Estate 105 and RERA Registration No.- Applied for Acquisition and Development of land and/or Construction of 2 Nos. Residential Towers (01 and 02) and 2 Nos. Commercial situated on Plot No. C-02, Sector 105, Noida, demarcated by its boundaries (latitude and longitude of the end-points 28°31'55.41" N, 77°21'49.92" E, 28°31'58.78" N, 77°21'51.24" E, 28°31'48.17" N, 77°22'01.07" E, 28°31'51.02" N, 77°22'03.41" E) to the North, to the South, to the East to the Noida, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority New Okhla Industrial Development Authority, District Gautam Buddha Nagar, PIN 201304, admeasuring 22,718.15 sq. meter out of the Total Land area 41835.46 Sq. Mtrs. , being developed by Max Estates Noida Private Limited [UPRERAPRM437118], having Separate A/c No. 003105046160 Max Estates Noida Pvt. Ltd. Separate Bank Account for Estate 105, Bank Name - ICICI Bank Ltd.					
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
	(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	0	0	0
	(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);	0	0	0	0
	(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	0	0	0	0
	TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	51,586	0	0	0
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	51,586	16,726	0.00	16,726
2	Project Clearance Fees				
	(a) Fees paid to RERA	0	0	0	0
	(b) Fees paid to Local Authority	3,444	101	0	101
	(c) Consultant/Architect Fees (directly attributable to project)	0	0	0	0
	(d) Any other (specify)	0	0	0	0
	TOTAL OF FEES PAID	3,444	101	0	101
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	0	0	0	0
	(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);	0	0	0	0
	(c) Cost of materials actually purchased;	94,978	0	0	0
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	0	0	0	0
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	94,978	0	0	0
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	94,978	0	0	0
3C	Total Construction and Development Cost (Lower of 3A and 3B.)		0	0	0
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)"	1,424	0	0	0
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	96,402	0	0	0
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	1,51,432			
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	1,51,432	16,827	0	16,827



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%
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)	11%
7	Total amount received from allottees till date since Inception of the Project	0
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	0
9	Loan sanctioned for the project till date (secured and unsecured both)	0
10	Loan disbursed for the project till date (secured and unsecured both)	0
11	Interest on deposits (flexi facility) credited to the Separate account	0
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)	0
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)	16,827
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
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
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	0
17	Actual Balance available in Separate A/c as on 10.01.2026	0
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	0
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))	16,827
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
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	16827

This certificate is being issued on specific request of M/s Max Estates Noida 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.

CA.Gaurav Agrawal (Proprietor)
(Membership Number- 409153)
Gaurav Jai Agrawal & Associates

Firm Registration Number (024547C)

UDIN: 26409153XETAQB4157

Email: gaurav.agrawal@gjagroup.co.in

Mobile No. 9718018063

Place : Greater NOIDA

GAURAV
AGRAWAL

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GAURAV AGRAWAL
Date: 2026.02.11
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Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.-GJA/2026/002

Date:- 11.02.2026

Information as on 10.01.2026

Certification work Assigned vide letter No.- NIL Dated 11.01.2026

Subject: Certificate of amount incurred on Estate 105 and RERA Registration No.- Applied for Acquisition and Development of land and/or Construction of 2 Nos. Residential Towers (01 and 02) and 2 Nos. Commercial situated on Plot No. C-02, Sector 105, Noida, demarcated by its boundaries (latitude and longitude of the end-points 28°31'55.41" N, 77°21'49.92" E, 28°31'58.78" N, 77°21'51.24" E, 28°31'48.17" N, 77°22'01.07" E, 28°31'51.02" N, 77°22'03.41" E) to the North, to the South, to the East to the Noida, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority New Okhla Industrial Development Authority, District Gautam Buddha Nagar, PIN 201304, admeasuring 22,718.15 sq. meter out of the Total Land area 41835.46 Sq. Mtrs. , being developed by Max Estates Noida Private Limited [UPRERAPRM437118], having Separate A/c No. 003105046160 Max Estates Noida Pvt. Ltd. Separate Bank Account for Estate 105, Bank Name - ICICI Bank Ltd.

PART-B

I/ We also certify that:

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

- (a) Rs. 16,827 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. 0.00 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. 0.00 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.

(in Rs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
2	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Total		0.00	0.00			

This certificate is being issued on specific request of Max Estates Noida Pvt. Ltd., [UPRERAPRM437118] 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.

GAURAV
AGRAWAL

Digitally signed by
GAURAV AGRAWAL
Date: 2026.02.11
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CA.Gaurav Agrawal (Proprietor)
(Membership Number- 409153)
Gaurav Jai Agrawal & Associates
Firm Registration Number (024547C)
UDIN: 26409153XETAQB4157
Email: gaurav.agrawal@gjagroup.co.in
Mobile No. 9718018063
Place : Greater NOIDA



Certificate No.- GJA/2026/004

TO WHOM SO EVER IT MAY CONCERN

This is to certify that Max Estates Noida Private Limited ("Promoter") has applied for registration of the following Project with the Hon'ble Uttar Pradesh Real Estate Regulatory Authority (UP RERA):

- **Estate 105**

The above said Project is situated at Plot No. C-02, Sector 105, NOIDA, Gautam Buddha Nagar, Uttar Pradesh.

That for the purpose of construction and development of the Project, the Promoter Company may avail Loan / Credit facility of ₹142.40 Crore from a Scheduled Bank / Financial Institution for a period of five (5) years. Accordingly, an amount of ₹14.24 Crore towards estimated interest/finance cost has been included in the total estimated project cost, calculated at an assumed interest rate of 10% per annum, being the expected rate at which the loan/credit facility may be sanctioned by the Bank / Financial Institution.

That in case Interest amount will be 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)".

This Certificate has been issued on Specific request of the Promoter Company and it is certified that the above statement is true to the best of my knowledge & has been provided based on documents, records, unaudited books of accounts produced before me, and clarifications / explanations provided by the Company

For Gaurav Jai Agrawal & Associates

Chartered Accountants

Firm Regn. No. 024547C

GAURAV Digitally signed by
AGRAWAL GAURAV AGRAWAL
Date: 2026.02.18
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Dated: 18.02.2026

Place: Greater NOIDA

Gaurav Agrawal

(Proprietor)

Membership No.- 409153

UDIN No.- 26409153TSBJAD9126

MAX ESTATES NOIDA PRIVATE LIMITED

(formerly Astiki Realty Private Limited)

CIN: U68200DL2023PTC416407

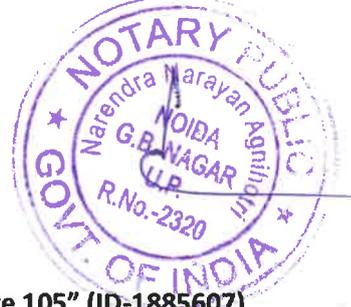
Regd. Office: 1, Dr. Jha Marg, Max House, Okhla Phase III, New Delhi-110020, India Phone: 0120 - 4743222, Email ID: secretarial@maxestates.in

Form-RA 8

Affidavit for Declaration on Credit Facilities Availed for the Project

To,

The Secretary,
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow, PIN - 226007



Sub: Affidavit / Declaration on Credit Facilities Availed for the Project "Estate 105" (ID-1885607)

1. I Anshul Gaurav, duly authorized by Max Estates Noida Private Limited, Promoter of proposed project 'Estate 105' having its registered office at Max House, 1, Dr. Jha Marg, Okhla Phase III, New Delhi, PIN-110020, do hereby solemnly declare, undertake, and state that as on date given in the verification below the following credit facilities (secured / unsecured) have been availed in the process of finalization for project 'Estate 105'.

	Details	
a.	Name of Lender	That the Promoter Company has not availed any Construction Finance / Term Loan from any Bank or Financial Institution for the aforesaid Project as on date; accordingly, the same is Not Applicable .
b.	Address of Lender's Office / Branch	
c.	Date of Borrowing / First Disbursement	
d.	Amount Sanctioned	
e.	Amount Disbursed	
f.	Outstanding Amount as on date of affidavit	
g.	Details of Project Assets given as Mortgage / Security	

2. I undertake that funds from the declared credit facility will be deposited in the Separate account only.
3. I also confirm that the certificate given by the Chartered Accountant (including UDIN 26097820ERHGG8185) R K D B & Associates LLP, Membership no.- 097820 certifying No borrowings / Loans as on date, as required under para 10 (ii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.
4. I confirm that the certificate issued by the lending bank / institution namely **N.A. / No**, as required under para 10(iii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.
5. That for the purpose of construction and development of the Project, the Promoter Company may avail Loan / Credit facility of ₹142.40 Crore from a Scheduled Bank / Financial Institution for a period of five (5) years. Accordingly, an amount of ₹14.24 Crore towards estimated interest/finance cost has been included in the total estimated project cost, calculated at an



MAX ESTATES NOIDA PRIVATE LIMITED

(formerly Astiki Realty Private Limited)

CIN: U68200DL2023PTC416407

Regd. Office: 1, Dr. Jha Marg, Max House, Okhla Phase III, New Delhi-110020, India Phone: 0120 - 4743222, Email ID: secretarial@maxestates.in

assumed interest rate of 10% per annum, being the expected rate at which the loan/credit facility may be sanctioned by the Bank / Financial Institution.

6. That in case Interest amount will be 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)".



Verification

The Contents of my above Affidavit cum Declaration are True and correct and nothing material has been concealed by me therefrom.

Verify by me at Gautam Buddha Nagar, on this 17th day of February 2026.



18 FEB 2026

ATTESTED

Narendra Narayan Agnihotri
Advocate (Notary)
R. No. 2320
NOIDA G. B. Nagar

CERTIFICATE No.- RKDB/DEL/CERT/2025-26/866

To,

Uttar Pradesh Real Estate Regulatory Authority ("UP RERA")

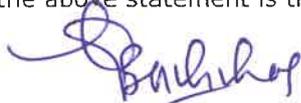
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow, Uttar Pradesh – 226007.

On the basis of relevant documents and records of Max Estates Noida Private Limited (hereinafter referred to as "Promoter Company"), having CIN No.-U68200DL2023PTC416407, its Project "**Estate 105**" situated at, Plot No C-02, Sector -105, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, produced before us and as confirmed by the management, we do hereby certify that the above-mentioned Promoter Company has not taken any Loan/ Borrowings and No outstanding amount against loan / borrowings as on 16th February 2026.

Following details of loan/ borrowings as on 16th February 2026, are as follows:

Details		
a.	Name of Lender	That the Promoter Company has not availed any Construction Finance / Term Loan from any Bank or Financial Institution for the aforesaid Project as on date; accordingly, the same is not applicable.
b.	Address of Lender's Office / Branch	
c.	Date of Borrowing / First Disbursement	
d.	Amount Sanctioned	
e.	Amount Disbursed	
f.	Outstanding Amount	
g.	Details of Project Assets given as Mortgage / Security	

This Certificate has been issued on Specific request of the Promoter Company and it is to certify that the above statement is true to the best of our knowledge.



DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
R K D B & ASSOCIATES LLP
Chartered Accountants
FRN -N500427
UDIN:26097820ERHGGB8185
New Delhi, dated the;
17th February, 2026

