RAKESH M & ASSOCIATES
Chartered Accountants
Regd. Office: Address: - NO 55, THIRD FLOOR SAIDULAJAB, NEAR WEST END MARG NEW DELHI 110030
E-mail- rakeshshyamandassociate@gmail.com

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Withdrawal from RERA Designated Account)
Name of the Promoter: ASTHANU GHARONDA JV,
Name of the Project: VIJAY SHREE CITY
CGRERA Registration No. BRERAP41704-1/188/R-1316/2022

(All figures in Rs.)

Sr. No.	Particulars			Amount (Rs.)	
				Estimated	Incurred
1	2			3	4
1.	**i.**		**Land Cost:**	3,00,00,000	0
		a.	Acquisition Cost of Land, lease Premium, lease rent, interest cost incurred or payable on Land Cost (including legal cost). **(as per Note-1)**		
		b.	Amount of Premium paid or payable to obtain FAR, additional FAR, and any other charges (including diversion charges) to Competent Authority.		
		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 (a) above]		
			Sub-Total of LAND COST		
	ii.		**Development Cost/ Cost of Construction:**		
		a.	(i) Total Cost of Construction as certified by Engineer **(As per Annexure-18) Certificate dated: 31/03/2026**	15,00,00,000/-	13,92,55,614.81
			(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**		13,92,55,614.81
			(iii) On-site expenditure for development of entire project excluding cost of construction as per (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		
		b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. **Project Clearance Fees** (a) Fees paid to RERA (b) Fees paid to T&CP Dept.		

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Sr. No.	Particulars			Amount (Rs.)	
				Estimated	Incurred
1	2			3	4
			(c) Fees paid to Local Authority (Municipal/ Panchayat) (d) Consultant/Architect Fees (directly attributable to project) (e) Any other (specify)		
		c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;		
			Sub-Total of Development Cost	15,00,00,000	13,92,55,614.81
2.			**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	18,00,00,000	13,92,55,614.81
3.			**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	18,00,00,000	13,92,55,614.81
4.			**% completion of Construction Work (as per Project Architect's Certificate dated 31/03/2026____**		100%
5.			**Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost in percentage. (i.e. x 100)**		77.36%
6			**Amount Which can be withdrawn from the RERA Designated Account** **(Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		13,92,55,614.81
7			**Less: Amount withdrawn as on the date of making application for registration of the project as per the Books of Accounts and Bank Statements (Note 2) plus subsequent withdrawals done from the RERA designated Account till date.**		11,91,59,554.28
8			**Amount which can be withdrawn from the RERA Designated Bank Account under this certificate in proportion to cost incurred (S.no 6-7)**		2,00,96,060.53
9			**Amount which has been withdrawn from the RERA Designated Bank Account for refund to allottes (70% of note 3)**		-
10			**Net Amount which can be withdrawn from the RERA designated Account (S.no 8 +9)**		2,00,96,060.53

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This certificate is being issued on specific request of ASTHANU GHARONDA JV for CG-RERA compliance. The certificate is based on the information/records/documents/books of accounts of the Promoter and is true to the best of my knowledge and belief

For and on behalf of
RAKESH M & ASSOCIATES
Chartered Accountants
Firm Registration No. – 043963N

Rakesh Mandal



CA. RAKESH KUMAR MANDAL
(Proprietor) Membership No. – 315488
UDIN- 26315488IDZGPR4729
DATE: 14/04/2026