



AASA AND ASSOCIATES
Chartered Accountants

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PROFORMA-III

AUDIT CERTIFICATE ON STATEMENT OF ACCOUNTS

F.Y. 2024-25

[See 3rd proviso of sub-section(2)(I)(D) of section 4 of R.E (R&D) Act,2016]

To,

Urban Living Developers LLP

Plot No E/12, SRB Tower, 7th Floor,
Infocity, Patia, Bhubaneswar -24

Subject: Audit certificate on statement of accounts on project fund utilization and withdrawal by Urban Living Developers LLP for the period from) **01/01/2025 to 31/03/2025** with respect to the project Urban Sereno R.C. No. RP/19/2023/01078

1. This certificate is issued in accordance with the provisions as contained under 3rd proviso of sub-section(2)(I)(D) of section 4 of the Real Estate (Regulation & Development) Act,2016 read along with the rules and regulations made thereunder.

2. We have obtained all necessary information and explanation from Urban Living Developers LLP during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Urban Living Developers LLP for the year ended 2025 and hereby certify that:

- i. Urban Living Developers LLP has the project Urban Sereno ORERA Registration No. RP/19/2023/01078 located at Plot Nos- 260/981 & 261/1152, having Khata Nos.- 276/408 & 276/1263 respectively in Mouza- Nuagaon, Tehsil: Bhubaneswar, of District- Khurda based on books of accounts submitted to us.
- ii. Amount collected from the allottees during the financial year for this project is Rs.1,72,35,457/- and amounts collected till date (i.e., 31-03-2025) is Rs.3,69,56,723/-
- iii. Amount collected from own sources during till date (i.e., 31-03-2025) Rs.7,64,00,000/-
- iv. Amount collected from financial institutions during Rs. 3,02,78,555/-.
- v. Amount withdrawn during the financial year for this project is Rs.11,49,96,945/- and Amount withdrawn till date (i.e. up to 31/03/2025) is Rs.12,25,90,219/-

We certify that Urban Living Developers LLP has utilized the amounts collected for the project Urban Sereno only for that project and the withdrawal from the separate bank account of the said project has been in accordance with the proportion to the percentage of completion of the project.

Date: 09.04.2025

Place: Bhubaneswar

For AASA & Associates
Chartered Accountants
FRN: 0310073E

(P. S. Nayak)

Partner

M. No: 059950

UDIN No. 25059950BMISSZ2968

