



S G Jain & Company

Chartered Accountants

Form — 5

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30th June 2020

Certification work Assigned vide letter No. BIPL/25.07.2020/004 Dated :- 25-07-2020

Subject: Certificate of Percentage of Completion of Construction Work of THE ICONIC CORENTHUM, A-41, Sector-62, Noida .Tower-1,2,3,of the project Noida-(UP) Demarcated by its boundaries (latitude and longitude 28o36'59", 77o22'13" of the end point) 30M WIDE ROAD on the North,Plot No.A42A on the South ,60M wide road on the East and Plot No. A40 on the west, NOIDA AUTHORITY District :GAUTAM BUDH NAGAR, PIN 201301 admeasuring 20000.00sq.mts. area being developed by [BEAVER INTERNATIONAL INDIA PVT.LTD.] having RERA Registration No .-[UPRERAPRM13149],

S.No.	Particulars	In Rs.	In Rs.
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost *	26,000,000.00	26,000,000.00
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;		
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	324,588,534.00	192,761,180.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;		
	(d) 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);	344,744.00	-
	(e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	-	-
	SUB TOTAL LAND COST (in Rs.)	350,933,278.00	218,761,180.00

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
1	2	3	4
2	Project Clearance Fees	290,000.00	290,000.00
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	28,000,000.00	17,556,809.00
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	28,290,000.00	17,846,809.00
3A	Cost of Development And construction	1,150,000,000.00	667,100,961.00
	(a) Cost of services (water, electricity to construction site) , Site Overheads;		
	(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);		
	(c) Cost of material actually purchased;		
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	(e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for Project Finance and also to ,Competent Authority.		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,150,000,000.00	667,100,961.00
	Cost of construction incurred (As Certified by Project Engineer)	1,150,000,000.00	692,000,000.00
3B	Total Construction Cost (Lower of 3A and 3B.)	1,150,000,000.00	684,947,770.00
3C			
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution / Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	-	13,684,096.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,150,000,000.00	698,631,866.00

4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,529,223,278.00	935,239,855.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	60.00%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	61%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		819,406,290.00
8	70% Amount to be deposited in Current Account (0.7*Row 7)***		573,584,403.00
9	Cummulative Amount that can be withdrawn from Current a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		935,239,855.00
10	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 designated Account)		817,507,364.78
11	Balance available in Current A/c.***		1,898,925.22
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		117,732,490.22

* Refers to Proportionate Cost of land on the basis of FAR Used in the Project covered in RERA, whereas payment of the same was made before 31.12.2007.
 *** With reference to Point No. 8, Point No. 11 Deposited only in the company's Current A/c No. 0200102000023579 in IDBI Bank Ltd, Current A/c No. 0200102000023524 in IDBI Bank Ltd, Current A/c No. 914020013040194 in Axis Bank Ltd in which amount deposited

This certificate is being issued on specific request of M/s Beaver International India Pvt Ltd (Name of the Promoter) 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.

For S G JAIN AND COMPANY
Chartered Accountants

SAURABH JAIN, FCA
M. NO. 521383
Date : 25-08-2020
Place : Noida