CA

AHUJA V & ASSOCIATES
Chartered Accountants
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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on **31.03.2024**

Certification work Assigned vide letter No.- **001** Dated :- **13.04.2024**

Subject: Certificate of amount incurred on [**The TEMPEAN - Phase 2-UPRERAPRJ14050**] for Construction of **The TEMPEAN** Tower/Block/Building(s) **Phase-2** situated on Khasra no./Plot No. **C-171/1, Sector-15, Noida** , demarcated by its boundaries latitude **28°35'03"** and longitude **77°18'42"** of the end points Tehsil **Noida** Competent Authority/Development Authority **Noida Development Authority**, District **Gautam Buddha Nagar** , PIN **201301**, admeasuring **11149** sq. meter area, being developed by **[AIMS SANYA DEVELOPERS PRIVATE LIMITED]** ***having RERA Registration No*** **.UPRERAPRJ14050 , Designated A/C No.-30704441449,** Bank Name-**Central Bank of India**

		Rs.in lacs	Rs. In lacs
S.No.	**Particulars**	**Total Cost Estimated**	**Amount incurred (actual out-flow) till now**
1	2	3	4
1	**Land Cost** (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; (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); (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.	22900	7668
	SUB TOTAL LAND COST (in Rs.)	22900	7668

S.No.	**Particulars**	**Total Cost Estimated**	**Amount incurred (actual out-flow) till now**
1	2	3	4
2	**Project Clearance Fees** (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	1000	91
	SUB TOTAL FEES PAID (in Rs.)	1000	91

3A	**Cost of Development And construction** (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);	26000	56
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	26000	56
3B	***Cost of construction incurred (As Certified by Project Engineer)***	26000	56
3C	***Total Construction Cost (Lower of 3A and 3B.)***	26000	56
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)***	23400	0
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	49400	56
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	73300	7815
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0	
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)%	10.66%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	5200	
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	3640	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. **(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)**	7815	
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)	0	
11	Balance available in Designated A/c.	0	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	7815	

This certificate is being issued on specific request of **M/s AIMS SANYA DEVELOPERS 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.

FOR AHUJA V & ASSOCIATES
Chartered Accountants

FRN 038975N

Ahuja V & Associates ★ Chartered Accountant ★

Vishal Ahuja
(ACA)
M.No 561969

Date : 14-04-2024