

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Subject : Certificate of amount incurred on Express Zenith (Project) for construction Work of Express Zenith (Tower-A) situated on Khasra/Plot No. GH-02A, Sector 77, Noida demarcated by its boundaries (latitude and longitude of the end points) 28°34'12.35"N to the North 77°23'34.84' N to the East , Distt Gautam Budh Nagar, PIN 201301 admeasuring 3900 sq. meters area being developed by EXPRESS BUILDERS & PROMOTERS PVT. LTD. (CIN No. U70109DL2016PTC204656) having RERA Registration no. UPRERAPRJ980703/04/2024 Designated Account no.57500001416269 Bank : HDFC BANK LTD.			
sl. No.	Particulars	Total Cost Estimated	Amt in Lacs 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	-	-
	Land Cost		
	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) Amount payable to State Government or Competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fess etc. (if any included in para (a) above.	1,709	1,709
	e) Interest (Other than Penal Interest, Penalties etc.) paid to F1, 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.)	1,709	1,709

sl. 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	63	55
	c) Consultant/Architect Fees (directly attributable to project)		
	d) Any other (Specify)		
	SUB TOTAL FEES PAID (IN Rs.)	62.50	55.05

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)	6,050	5,131
	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)		
	Sub Total of Construction Cost (in Rs.)	6,050	5,131



3B	Cost of construction incurred (as certified by Project Engineer)	6,050	5,131
3C	Total construction cost (Lower of 3A and 3B)	6,050	5,131
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)	1,750	2,093
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	7,800	7,224
4	TOTAL COST OF PROJECT (ROW 1+ROW2+ROW3)	9,572	8,988
5	Percentage completion of construction work completed (as per Project Engineer, Architect's Certificate)	85%	
6	Percentage completion of total project (proportionate cost incurred on the project to the total estimated cost)	94%	
7	Total amount received from allottees till date since inception of the Project (in Rs.)		5,734
8	70% amount to be deposited in designated Account (0.7*Row7)		4,014
9	Cummulative Amount that can be withdrawn from designated account i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * Row 6)		8,988
10	amount actually withdrawn till date since inception of the project (this shall include 70% of the amount already realised till date but not deposited in the designated account)		4,014
11	Balance available in designated account		-
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 - Row 10)		4,974

This certificate is being issued on specific request of M/s EXPRESS BUILDERS & PROMOTERS PVT. LTD. for UPRERA compliance. The certificate is based on the information and records produced before us/me and is true to the best of our/my knowledge.

For Manuj Sharma and Company
Chartered Accountants
Firm Reg. No. 035880N


(CA Manuj Sharma)
Partner
M.No.: 551571
UDIN: 26551571NLFY9520
Place : Noida
Date :13/04/2026

