



Form — 5

CERTIFICATE

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

Information as on 30/06/2025

14/10/2025

Certification work Assigned vide letter No.01/2025-26

Subject: Certificate of amount incurred on **APEX PARK SQUARE** Project for Construction of **COMMERCIAL** Buildings (Tower situated on Plot No C-3A, SECTOR -16-B Greater Noida admeasuring 6916 sq. meter area, being developed by **VIALE VENTURE PVT LTD** having **RERA Registration No . UPRERA PRJ16178** Designated A/C No250505000083 Bank Name **ICICI BANK SEC-41 NOIDA-201303** IFSC CODE **ICIC 0002505**

S.No.		Rs.in lacs	Rs. In lacs
		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;(Amount Incurred i.e Amount Paid to Greater Noida Authority till 31st March 2025	4181.74	1705.50
	(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;	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00
	(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);	245.57	245.57
	(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.ie GNDA	3961.73	0
	SUB TOTAL LAND COST (in Rs.)	8389.04	1951.07

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	3.00	1.14
	(b) Fees paid to Local Authority	31.74	31.74
	(c) Consultant/Architect Fees (directly attributable to project)	250.00	160.54
	(d) Any other (specify) Lease Rent	343.38	343.38
	SUB TOTAL FEES PAID (in Rs.)	628.12	536.80



Cost of Development And construction			
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	4003.00	2084.08
	(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);	0.00	0.00
	(c) Cost of material actually purchased;	7052.00	5140.43
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	125.00	110.08
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11180.00	7334.59
3B	Cost of construction incurred (As Certified by Project Engineer)	11180.00	7334.59
3C	Total Construction Cost (Lower of 3A and 3B.)	11180.00	7334.59
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)	1000	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	12180.00	7334.59
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	21197.16	9822.46
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	65.60%	
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)%	46.34%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	9746.59	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	6822.61	
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)	9822.76	
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)	9246.08	
11	Balance available in Designated A/c.	33.03	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	576.68	
This certificate is being issued on specific request of M/s Viable Venture 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.			
Place: NEW DELHI Date:14/10/2025		FOR S.K. KHANNA AND ASSOCIATES CHARTERED ACCOUNTANTS  SURESH KUMAR KHANNA F.C.A. UDIN : 25086576BMKSSL9168	



Form — 5

CERTIFICATE

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

Information as on 30/09/2025

14/10.2025

Certification work Assigned vide letter No.02/2025-26

Subject: Certificate of amount incurred on **APEX PARK SQUARE** Project for Construction of **COMMERCIAL** Buildings (Tower situated on Plot No C-3A, SECTOR -16-B Greater Noida admeasuring 6916 sq. meter area, being developed by **VIABLE VENTURE PVT LTD** having **RERA Registration No . UPRERA PRJ16178** Designated A/C No250505000083 Bank Name **ICICI BANK SEC-41 NOIDA-201303** IFSC CODE **ICIC 0002505**

S.No.		Rs.in lacs	Rs. In lacs
		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;(Amount Incurred i.e Amount Paid to Greater Noida Authority till 31st March 2025	4181.74	1705.50
	(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;	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00
	(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);	245.57	245.57
	(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.ie GNDA	3961.73	0
	SUB TOTAL LAND COST (in Rs.)	8389.04	1951.07
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	3.00	1.14
	(b) Fees paid to Local Authority	31.74	31.74
	(c) Consultant/Architect Fees (directly attributable to project)	250.00	175.48
	(d) Any other (specify) Lease Rent	343.38	343.38
	SUB TOTAL FEES PAID (in Rs.)	628.12	551.74



	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	4003.00	2145.14
	(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);	0.00	0.00
	(c) Cost of material actually purchased;	7052.00	5374.07
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	125.00	112.60
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11180.00	7631.81
3B	Cost of construction incurred (As Certified by Project Engineer)	11180.00	7631.81
3C	Total Construction Cost (Lower of 3A and 3B.)	11180.00	7631.81
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)	1000	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	12180.00	7631.81
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	21197.16	10134.62
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	68.26%	
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)%	47.81%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	9998.16	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	6998.71	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	10134.36	
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)	9660.71	
11	Balance available in Designated A/c.	125.35	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	473.65	

This certificate is being issued on specific request of M/s Viable Venture 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.

Place: NEW DELHI
Date:14/10/2025

FOR S.K. KHANNA AND ASSOCIATES
CHARTERED ACCOUNTANTS



SURESH KUMAR KHANNA
F.C.A.
UDIN :25086576BMKSSM3541