

RAVINDER KUMAR & COMPANY

Chartered Accountants

N4-106, JP AMAN, SEC -151, NOIDA-210310



Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31-12-2023

Certification work Assigned vide letter No.0071

Dated :- 17-01-2024

Subject: Certificate of amount incurred on Spectrum@Metro for Construction of Block BCD Tower/Block/Building(s) B,C & D situated on Khasra no./Plot No. C & D Sector-75, Competent Authority/Development Authority, District Gautam Budh Nagar, PIN 201301, admeasuring sq. meter area 14396 SQMT, being developed by Blue Square Infrastructure LLP having RERA Registration No .UPRERAPRJ17035 , Designated A/C No.158005001520 Bank Name-ICICI Bank Ltd.

S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. 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; (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.	37,348	4,542
	SUB TOTAL LAND COST (in Rs.)	37,348	4,542
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)	90	178
	SUB TOTAL FEES PAID (in Rs.)	90	178
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); Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	16,763 - - - 16,763	9,900 7,671 - 2,025 9,900
3B	Cost of construction incurred (As Certified by Project Engineer)	16,763	6,738
3C	Total Construction Cost (Lower of 3A and 3B.)	16,763	6,738
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)		164
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	16,763	6,902
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	54,201	11,622
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		40.20%
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)%		21.44%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		24,765
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		17,335
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)		21,786
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)		16,166
11	Balance available in Designated A/c.		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		5,620

Note:-1 Cost of development & Construction does not include Admin Expenses and Travelling Expenses which are not directly related to project.

Note:-2 The excess withdrawal from bank was due to payment made towards allocable Land cost.

This certificate is being issued on specific request of M/s BLUE SQUARE INFRASTRUCTURE LLP 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.

Signature of Chartered Accountant with seal

(CA RAVINDER KUMAR)

(536915)

UDIN: 24536915BKFEP56421

