

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on

31.12.2023

Certification work Assigned vide letter No. ACDPL/UPRERA/2018/002

Dated :- 17.01.2024

Subject: Certificate of amount incurred on for Construction of M1 Centre Building Tower/Block/Building(s) Project situated on Khasra no./Plot No.196,197,198,199,202 demarcated by its boundaries (latitude and longitude of the end-points)29.24674 to the North, 77.421112 to the South,29.24446 to the East 77.42963 to the West of Village Doorli, Tehsil Sardhana Competent Authority/ Development Authority, District Meerut , PIN 250001, admeasuring 2901.14 sq. meter area, being developed by Alpha Corp Development Private Limited [Promoter] **having RERA Registration No. UPRERAPRJ17135, Designated A/C No. 010572400000010 Bank Name Yes Bank Ltd.**

S.No.	Particulars	Rs.	Rs.
		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.	56,28,287	56,28,287
	SUB TOTAL LAND COST (in Rs.)	56,28,287	56,28,287



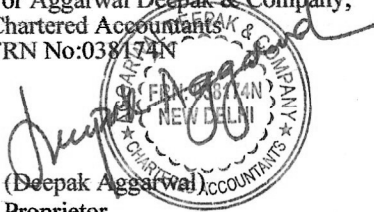
S.No.	Particulars	Total Cost Estimated	Amount incurred (Actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	40,013 1,73,06,475 7,90,804	0 1,53,80,480 5,36,500
	SUB TOTAL FEES PAID (in Rs.)	1,81,37,292	1,59,16,980
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);	4,46,78,716 0 84,22,322 0	1,02,99,871 0 1,63,66,328 2,26,50,447
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5,31,01,038	4,93,16,646
3B	Cost of construction incurred (As Certified by Project Engineer)		4,93,16,646
3C	Total Construction Cost (Lower of 3A and 3B.)	5,31,01,038	4,93,16,646
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)	0	0
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	5,31,01,038	4,93,16,646
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	7,68,66,617	7,08,61,914
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		92.19%
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)%		92.19%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		5,16,31,740
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		3,75,08,793
9	Cumulative 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)		7,08,61,914



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)	3,74,19,976
11	Balance available in Designated A/c.	88,817
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	3,34,41,938

This certificate is being issued on specific request of M/s Alpha Corp Development 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 Aggarwal Deepak & Company,
Chartered Accountants
FRN No:038174N



(Deepak Aggarwal)
Proprietor
(Membership Number: - 099054)
Date:17.01.2024
UDIN: 24099054BKCXIZ7049