NITIN KANCHAN & ASSOCIATES

CHARTERED ACCOUNTANTS
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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 25.07.2020

Certification work Assigned vide letter Dated 5 December 2019

Subject: Certificate of amount incurred on **Central Plaza** for Construction of **Retail Shops** Tower/Block/Building(s) situated on **Khasra no./Plot No.GH-04, Sector-4, Greater Noida** demarcated by its boundaries (latitude **28.535517** and longitude **77.391025** of the end-points) . Competent Authority/Development Authority, District **Gautam Buddh Nagar** , PIN **201305**, admeasuring 3379.089 sq. meter area, being developed by **Aims Angel Infratech LLP** ***having RERA Registration No*** .**UPRERAPRJ17739** , **Designated A/C No.** (Yet to be opened) **Bank Name** (Yet to be opened).

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;	1,701.20	691.05
	(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;	Nil	Nil
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	Nil	Nil
	(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);	Nil	Nil
	(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.	Nil	Nil
	SUB TOTAL LAND COST (in Rs.)	1,701.20	691.05

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	0.44	0.44
	(b) Fees paid to Local Authority	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	14.00	12.00
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	14.44	12.44
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);	2,045.00	72.24
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,045.00	72.24
3B	*Cost of construction incurred (As Certified by Project Engineer)*	2,045.00	425.00
3C	*Total Construction Cost (Lower of 3A and 3B.)*	2,045.00	72.24
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)*	-	-
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*	2,045.00	72.24
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,760.64	775.73
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	45.00%	

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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)%	54.38%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	70.66
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	-
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)	4,182,025
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)	-
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)	-

This certificate is being issued on specific request of M/s AIMS ANGEL INFRATECH 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.

Note: The Escrow **Account No.723605000020** maintained with **ICICI Bank Ajnara Homes, Greater Noida Branch** has Nil balance as on the certificate date. Since the amount collected from buyers is not being deposited in Escrow Account as required under RERA.Therefore, calculation as required under RERA Regulations cannot be computed.

Nitin Kapoor

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Signature of Chartered Accountant with seal
(CA Nitin Kapoor)
(507239)
UDIN: 20507239AAAAAY9933

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