



Registered Address: A-102 West Vrindavan Garden, Dist-Ghaziabad, Sahibabad, Uttar Pradesh-201005.

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 15.12.2022			
Subject: Certificate of amount incurred on Commercial Complex Building Known as [CENTRAL PLAZA]" [UPRERAPRJ177393] , situated on Khasra No./Plot No. I-1, Gh-04, Sector-4, Greater Noida UP-201308, demarcated by its boundaries (latitude and longitude of the end-points) 77°39'10.25"N, 28°53'55.17"E, Tehsil Gautam Budhnagar, Competent Authority/Development Authority, "Greater Noida Industrial Development Authority" District Gautam Budhnagar, admeasuring 3380 sq. meter area, being developed by M/s AIMS ANGEL INFRA TECH LLP. having RERA Registration No. UPRERAPRJ177393 , Designated A/C No. 723605000020, 723605000022, 723605000018 with ICICI BANK, Ajnara Homes, Greater Noida			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred till 15.12.2022
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.	1620	886.40
	SUB TOTAL LAND COST (in Rs.)	1620	886.40

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 15.12.2022
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)	1.28	1.28
	SUB TOTAL FEES PAID (in Rs.)	1.28	1.28
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);	1200	983.68
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1200	983.68
3B	Cost of construction incurred (As Certified by Project Engineer)	1785	1763
3C	Total Construction Cost (Lower of 3A and 3B.)	1200	983.68

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
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1200	983.68
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2821.28	1871.36
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		98.00%
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)%		66.33%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		2144.84
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1501.39
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)		1871.36
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)		2144.84
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		-273.48

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.

LAXMI AGGARWAL & ASSOCIATES

Chartered Accountants

FRN: 021919C

Laxmi Aggarwal



CA Laxmi Aggarwal

(Proprietor)

M.No. 542004

UDIN: 22542004BFQTXV5730

Date: 17/12/2022

Place: Ghaziabad