



ROHIT KC JAIN & CO

CHARTERED ACCOUNTANTS

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			Form - 5
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30th Sep 2023			
Certification work Assigned vide letter No AIRCON/RERA/001		Dated :- 19 Oct. 2023	
Subject: Certificate of amount incurred on (Anthurium) for Construction of <u>Building Tower/Block/Building(s)</u> situated on Khasra no./Plot No <u>3</u> demarcated by its boundaries (latitude and longitude <u>28.592568</u> "N <u>77.385001</u> "E of the end-points) to the North <u>75M</u> , to the South <u>24M</u> , to the East <u>Other Plot</u> , to the West <u>24M</u> of Village Sarfabad Tehsil Dadhi, Plot No. 4, Sector-73 Noida-201301. Competent Authority-Noida/Development Authority, District Gautam Budh Nagar, PIN 201301, admeasuring <u>20002.95</u> sq. meter area, being developed by-Aircon Systems India Pvt Ltd having RERA Registration No. <u>UPRERAPRJ17733</u> , Designated A/C No. <u>41825426174</u> Bank Name <u>SBI BANK LTD Branch Noida Sector-18</u>			
S.No.	Particulars	Amount in INR Total Cost Estimated	Amount in INR Amount incurred (actual out-flow) till now
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	250,000,000	235,773,817
	(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;	40,000,000	34,122,456
	(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);	100,000,000	13,943,777
	(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.		
	SUB TOTAL LAND COST (in Rs.)	390,000,000	283,840,050
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
2	Project Clearance Fees		
	(a) Fees paid to RERA	250,000	
	(b) Fees paid to Local Authority	2,000,000	27,586,545
	(c) Consultant/Architect Fees (directly attributable to project)	70,000,000	32,688,648
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	72,250,000	60,275,193
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	4,626,438,274	1,710,699,106
	(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)	4,626,438,274	1,710,699,106
3B	Cost of construction incurred (As Certified by Project Engineer)**	4,626,438,274	1,710,699,106
3C	Total Construction Cost (Lower of 3A and 3B.)	4,626,438,274	1,710,699,106
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)	135,000,000	48,375,560
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	4,761,438,274	1,759,074,666
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	5,223,688,274	2,103,189,908
For M/s. Rohit KC Jain & Co.		For M/s Aircon System India Pvt. Ltd.	
 (CA. Ritesh Wahal) Partner		 Director	
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	36.94%	
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) %	40.20%	



7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1,569,845,355
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1,098,891,748
9	Cumulative Amount that can be withdrawn from Designated A/c, i.e. Cost * Proportionate Cost Incurred on the Project (Total Estimated (Column 3 of Row 4 * row 6))	2,103,189,908
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)	1,095,226,009
11	Balance available in Designated A/c.	3,665,739
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	1,007,963,899

* This certificate is being issued on specific request of M/s AIRCON SYSTEMS INDIA PVT LTD (Name of the Promoter) for UP RERA compliance.

** Figures are certified by the Project Engineer.

Note:

1. Amount Received from Allottees is inclusive of GST.
2. The Certificate is prepared on the basis of Unaudited Books of Accounts produced before us.
3. Figures are taken from Unaudited Books of Accounts.
4. Estimated Cost is assessed by the Management, Our Certificate is subject to Actual Figures Only.

For M/s. Rohit KC Jain & Co.
CHARTERED ACCOUNTANTS
FRN No.: 020422N

(CA. Ritesh Wahal)

Partner

M.No. 517197

Place: Uttar Pradesh

Date: 19-Oct-23

UDIN: 23517197BGVUX02114



For M/s Aircon System India Pvt. Ltd.

Director