



Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31st Dec 2023			
Certification work Assigned vide letter No. AIRCON/RERA/001		Dated :- 13 Jan 2024	
Subject: Certificate of amount incurred on [Anthurium] for Construction of Building Tower/Block/Building(s) situated on Khasra no./Plot No. 3 demarcated by its boundaries (latitude and longitude 28.592568 "N 77.385001 "E of the end-points) to the North 75M, to the South 24M, to the East Other Plot, to the West 24M of Village Sarfabad Tehsil Dadri, Plot No. 4, Sector-73 Noida-201301 Competent Authority-Noida/Development Authority, District Gautam Budh Nagar, PIN 201301, admeasuring 20002.95 sq. meter area, being developed by-Aircon Systems India Pvt Ltd having RERA Registration No. UPRERAPRJ17793 , Designated A/C No.41825426174 Bank Name SBI BANK LTD Branch Noida Sector- 18			
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;	25,00,00,000	23,57,73,817
	(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;	4,00,00,000	3,41,22,456
	(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);	10,00,00,000	1,39,43,777
	(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.)	39,00,00,000	28,38,40,050
2	Project Clearance Fees		
	(a) Fees paid to RERA	2,50,000	
	(b) Fees paid to Local Authority	20,00,000	2,75,86,545
	(c) Consultant/Architect Fees (directly attributable to project)	7,00,00,000	3,45,06,648
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	7,22,50,000	6,20,93,193
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	4,62,64,38,274	1,71,83,47,183
	(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)	4,62,64,38,274	1,71,83,47,183
3B	Cost of construction incurred (As Certified by Project Engineer)**	4,62,64,38,274	1,71,83,47,183
3C	Total Construction Cost (Lower of 3A and 3B.)	4,62,64,38,274	1,71,83,47,183
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)	13,50,00,000	6,05,87,139
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)	4,76,14,38,274	1,77,89,34,321
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	5,22,36,88,274	2,12,48,67,564
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)	37.36%	
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)%	40.68%	
7	Total amount received from allottees till date since inception of the Project (in Rs.)	1,59,97,06,888	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1,11,97,94,822	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) * row 6)	2,12,48,67,564	
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)	1,11,84,25,229	
11	Balance available in Designated A/c.	13,69,593	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1,00,64,42,335	



*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 : 13-Jan-24

UDIN : 245171978KAKES9830

For M/s Aircon System India Pvt. Ltd.

Authorised Signatory