



ROHITKC JAIN & CO

CHARTERED ACCOUNTANTS

Information as on 31st March 2021			
Certification work Assigned vide letter No.AIRCON/RERA/001		Dated :-29th Sep 2021	
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. 918020099158749 Bank Name AXIS BANK LTD Branch Noida Sector-62 ,			
		Rs.in lacs	Rs. In lacs
S.No	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	Land Cost	3	4
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	215,553,460	215,553,460
	(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;	41,004,171	41,004,171
	(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.	-	-
	SUB TOTAL LAND COST (in Rs.)	256,557,631	256,557,631

S.No	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
2	Project Clearance Fees	3	4
	(a) Fees paid to RERA	211,000	211,000
	(b) Fees paid to Local Authority	18,745,240	18,745,240
	(c) Consultant/Architect Fees (directly attributable to project)	30,255,600	28,041,107
	(d) Any other (specify)	-	-
	SUB TOTAL FEES PAID (in Rs.)	49,211,840	46,997,347
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	2,105,600,000	716,686,003
	(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)	2,105,600,000	716,686,003
3B	Cost of construction incurred (As Certified by Project Engineer)	2,105,600,000	716,686,003
3C	Total Construction Cost (Lower of 3A and 3B.)	2,105,600,000	716,686,003
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)	2,105,600,000	716,686,003
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2,411,369,471	1,020,240,981
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	34.04%	
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)%	42.31%	

7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1266091046
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	886263732.2
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)	1,020,240,981
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)	880,576,011
11	Balance available in Designated A/c.	5,687,721
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	139,664,970

This certificate is being issued on specific request of M/s AIRCON SYSTEMS INDIA PVT LTD (Name of the Promoter) 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 M/s. ROHIT KCJAIN& CO
CHARTERED ACCOUNTANTS
FRN No. 020422N

RITESH WAHAL
Digitally signed by
RITESH WAHAL
Date: 2021.09.29
17:21:59 +05'30'

(CA. Ritesh Wahal)
Partner
M.No. 517197
Place: DELHI
Date: - 29th September, 2021
UDIN: 21517197AAAA007193

for M/s. Aircon System India PVT LTD

Vishal Verdhhan

VISHAL VERDHAN
Digitally signed by
VISHAL VERDHAN
Date: 2021.09.29
16:51:34 +05'30'