



GUPTA JATIN & ASSOCIATES

(CHARTERED ACCOUNTANTS)

Office No-105, First Floor, Lotus Tower, F-6
Vijay Block, Laxmi Nagar, New Delhi - 110092

Form — Reg 3			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30/09/2020			
Certification work Assigned vide letter No. CAPABLE/RERA/CA/001/2020-21		Dated :-01.04.2020	
Subject: Certificate of amount incurred on CAPABLE THE EMPORIA for Construction of 2 No. of Building(s)/ A & B Block(s) situated on Khasra No. 919, Demarcated by its boundaries (latitude and longitude of the end points) 28°42'24.52"N, 77°24'54.79"E to the North 28°42'17.39"N, 77°24' 57.17"E to the South 28°42'20.17"N, 77°24'59.87"E to the East 28°42'22.31"N, 77°24'57.17"E to the West of village Noor Nagar Tehsil Ghaziabad Competent/ Development Ghaziabad Development Authority District Ghaziabad PIN 201001 admeasuring 9950 sq. meter area, being developed by CAPABLE BUILDWELL PVT LTD. having RERA Registration No. UPRERAPRJ769268, Bank A/C No.40567777777, Bank Name RBL Bank, Jagriti Enclave, Delhi-110092			
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; (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.	1,757.35	1,499.90
SUB TOTAL LAND COST (in Rs.)		1,757.35	1,499.90

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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	542.63	108.61
SUB TOTAL FEES PAID (in Rs.)		542.63	108.61
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);	9,467.00	97.64
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		9,467.00	97.64
3B	Cost of construction incurred (As Certified by Project Engineer)	9,401.86	355.62



3C	Total Construction Cost (Lower of 3A and 3B.)	9,401.86	97.64
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)	1,462.50	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	10,864.36	97.64
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	13,164.35	1,706.15
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	3.78%	
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)%	12.96%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		285.88
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		200.12
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		1,706.15
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)		196.34
11	Balance available in Designated A/c.		3.78
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1,509.81

This certificate is being issued on specific request of M/s Capable Buildwell Pvt. Ltd. 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 Gupta Jatin & Associates
(Chartered Accountants)
FRN - 029401N

CA Jatin Gupta
Partner
M. No. - 522225



Place: Delhi
Dated: 14/10/2020
UDIN - 20522225AAAADV9375

Date: 15/10/2020

To,
M/s CAPABLE BUILDWELL PRIVATE LIMITED – THE EMPORIA
SPACE NO 51-3, FIRST FLOOR TOWER B THE CORENTHUM
PLOT NO A-41 SECTOR 62 NOIDA
UTTAR PRADESH - 201301

CIN: U70100DL2017PTC323717

Subject: No Lien Certificate for RERA Separate Bank Account for Project "CAPABLE THE EMPORIA".

On your written request vide a letter dated **October 14th 2020** and in compliance with Direction 6 (c) of Real Estate Project (Maintenance of Separate Bank Account) Directions 2020 issued by Uttar Pradesh Real Estate Regulatory Authority, we hereby confirm that, as on **October 14th 2020**, there is No Lien on RERA Separate Account Number: **40567777777** (branch: **Jagriti Enclave**) in the name of M/s **Capable Buildwell Private Limited** for Project **Capable The Emporia** having RERA Registration Number **UPRERAPRJ 769268**.

Yours Sincerely,

For RBL Bank Ltd



Account Name: CAPABLE BUILDWELL
PRIVATE LIMITED - THE
EMPORIA

Home Branch: JAGRITI ENCLAVE
(0214)

Customer Address: FIRST FLOOR TOWER B
SPACE NO 51-3 THE
CORENTHUM A-41
SECTOR -62 NOIDA
GAUTAM BUDDHA
NAGAR
NOIDA - 201301

Home Branch Address: UPPER GROUND FLOOR AT
183

NEW DELHI - 110092
DELHI
INDIA

Phone: +91(0)9810127973
Email Id: CAPABLEBUILD@GMAIL.COM

IFSC/RTGS/NEFT code: RATN0000214

CIF ID: 20138137

A/c Currency: INR

Sanction Limit: INR 0.00

Drawing Power: INR 0.00

Branch Timings: 10.00 A.M. To 5.00 P.M.
(MON - FRI)

A/C Opening Date: 31/01/2019

A/C Type:

Call Center: 022-71109111

A/c Status: Active

Branch Phone Num: +91-11-49334301-5

Statement Of Transactions
in Account Number: 405677777777

Period: 2020-07-01 to 2020-09-30

Transactions List - RERRA - CAPABLEBUI (INR) - 405677777777

Transaction Date	Transaction Details	Cheque ID	Value Date	Withdrawl Amt (INR)	Deposit Amt (INR)	Balance (INR)
03/07/2020	CHQ DEP/135499/OWDEL1/SBIN/A FS/RAMAVATAR B BABI		03/07/2020		2,90,052.00	3,77,562.28

Statement Summary

Opening Balance: INR 87,510.28

Closing Balance: INR 3,77,562.28

Eff Avail Bal: INR 3,77,562.28

(As On: 09/10/2020 1:02 PM)

Count Of Debit: 0

Count Of Credit: 1

Lien Amt: INR 0.00

