



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 31/12/2020

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.405677777777, Bank Name RBL Bank, Jagriti Enclave, Delhi-110092

S.No.	Particulars	Rs.in lacs	Rs. in lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
1	2	1,757.35	1,499.90
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.		
	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
		3	4
1	2	542.63	108.61
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)		
	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	98.50
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	9,467.00	98.50



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	98.50
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	98.50
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	13,164.35	1,707.01
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)%	12.97%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		286.22
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		200.35
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the (Total Project) (Column 3 of Row 4 * row 6)		1,707.01
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)		198.20
11	Balance available in Designated A/c.		2.16
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1,508.81

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: 14/01/2021

UDIN - 2152225AAAAAQ5193





Accountholder Name : MS. CAPABLE BUILDWELL PRIVATE LIMITED - THE EMPORIA

Customer Address : SPACE NO 51-3 FIRST FLOOR
TOWER B THE CORENTHUM
PLOT NO A-41 SECTOR 62
NOIDA - 201301
UTTAR PRADESH
INDIA

Home Branch : JAGRITI ENCLAVE (0214)
Home Branch Address : UPPER GROUND FLOOR AT 183
JAGRITI ENCLAVE
DELHI
NEW DELHI - 110092
DELHI
INDIA

Phone : +91(0)9810127973
Email Id : CAPABLEBUILD@GMAIL.COM
Joint Holder1 :
Joint Holder2 :
Nomination : Not Registered
CIF ID : 20138137
A/c Currency : INR
A/c Open Date : 31-Jan-2019
A/c Type : RERA RESTRICT ACCESS
A/c Status : ACTIVE

IFSC/RTGS/NEFT Code : RATN0000214
MICR Code : 110176017
ECS A/c No. : 405677777777
Sanction Limit : 0.00
Drawing Power : 0.00
Branch Timings : 10:00 AM TO 05:00 PM (MON - FRI)
10:00 AM TO 05:00 PM (SAT)
Call Center : +91-22-61156300
Branch Phone Num : +91-11-49334301-5

Statement Of Transactions In Current Account No. 405677777777

Period : 01-10-2020 to 31-12-2020

DATE	TRANSACTION DETAILS	CHQ.NO.	VALUE DATE	WITHDRAWAL AMT	DEPOSIT AMT	BALANCE AMT
	B/F					377,562.28Cr
09-Nov-2020	NEFT/000163620705/BHANNU TYAGI/UBIN/530671		09-Nov-2020		38,000.00	415,562.28Cr
31-Dec-2020	TRF TO 409000709087 CAPABLE BUILDWELL PR		31-Dec-2020	200,000.00		215,562.28Cr

Page Total :	200,000.00	38,000.00	215,562.28Cr
Grand Total :	200,000.00	38,000.00	215,562.28Cr

Statement Summary

Opening Bal :	377,562.28Cr	Count Of Debit :	1
Closing Bal :	215,562.28Cr	Count Of Credit :	1
Eff Avail Bal :	215,562.28	Unclr Bal :	
		0.00 Lien Amt :	
		0.00 Pend Service Chgs:	0.00

(As On : 05-01-2021 12:33:57)

Printing Details : 12984 : 0214 : 05-01-2021 12:33:57

We are committed to provide products and services of highest standards. However, at any point of time should you feel we have not met your expectation you may reach us using any of the following options :

- * Contact our 24X7 contact centre @ +91-22-61156300
- * Visit any of your nearest RBL Bank branch
- * Write to us null
- * Visit our website www.rblbank.com to refer to our Grievance Redressal

This document should not be considered as an Invoice as per GST legislation. GST compliant invoice will be issued separately as per statutory timeline.

In the event that you do not receive any response within one month from the date of your complaint, or if you are dissatisfied with the response given, you may write to the Banking Ombudsman for an independent review. Please visit "<http://bankingombudsman.rbi.org.in>" for further information on Banking Ombudsman.

This is system generated report and does not require signature and stamp. Any discrepancy in the statement should be brought to the notice of RBL Bank Limited within one month from date of statement.

****END OF STATEMENT****

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Talin
CA Talin Gupta
M No 522225

GUPTA & ASSOCIATES
CA
FRN 029401 N
Chartered Accountants

Date: 07/01/2021

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 **January 07, 2021** 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 **January 07, 2021**, there is No Lien on RERA separate account no – **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**.

Your Sincerely,



For RBL Bank Ltd



CA Jatin Gupta
MNo-522225