



Alphabets of Trust

MITTAL NAVEEN & ASSOCIATES CHARTERED ACCOUNTANTS

Head Office : 206, Tirupati Plaza, Street No.-1, Shakarpur, Delhi - 110 092

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.12.20			
Certification work Assigned vide letter No.			Dated :- 13- January -2021
Subject: Certificate of amount incurred on ATS KHYBER RANGE (UPRERAPRJ904685) for Construction of 01 Tower/Block/Building(s) situated on Khasra No./Plot No. 397,398,399,400,401,402, 407,408,409,410,411,594, (part of Khasra No. 393,394,395,396,397,398,399,400,401,402,403,404,405,407,408,409,410,411,594,137/1), demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°39'23.32"N, 77°28'21.71" E, to the South 28°39'19.10"N, 77°28'22.23" E, to the East 28°39'20.48"N, 77°28'24.21" E, to the West of 28°39'19.38"N, 77°28'15.74" E, of Village Mehrauli & Shapur Bamehta, Tehsil Ghaziabad Competent Authority/Development Ghaziabad Development Authority, District Ghaziabad, PIN-201002 admeasuring 11540 sq. meter area, being developed by ATS Grand Realtors Private Limited having RERA Registration No UPRERAPRJ904685 Designated A/C No 2513283659 Bank Name Kotak Mahindra Bank			
S.No.	Particulars	Rs.in lakhs Total Cost Estimated	Rs.in lakhs 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.	6,093	3,515
SUB TOTAL LAND COST (in Rs.)		6,093	3,515
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)	245	107
SUB TOTAL FEES PAID (in Rs.)		245	107
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);	6,717	1,249
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		6,717	1,249



3B	Cost of construction incurred (As Certified by Project Engineer)	6,000	1,249
3C	Total Construction Cost (Lower of 3A and 3B.)	6,000	1,249
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)	2,500	82
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	8,500	1,331
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	14,838	4,952
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	21%	
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)%	33%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		2,903.77
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		2,032.64
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)		4,952.36
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)		2,032.64
11	Balance available in Designated A/c.		
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10) (effective from 13-01-2021)		2,919.72

This certificate is being issued on specific request of M/s ATS Grand Realtors Private Limited 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.

Yours Faithfully
For Mittal Naveen & Associates
FRN 028063N


FRN: 028063N
New Delhi
Chartered Accountants

Naveen Kumar Mittal
Partner

(M. No. 519921)

Date: - 13.01.2021

Place: - New Delhi

UDIN:- 21519921AAAABC8106

Certificate No.: - 259