HPMS & ASSOCIATES

(CHARTERED ACCOUNTANTS)

17, DDA Shopping Complex, Mansarover Park, Shahdara, Delhi - 110032

Mobile: 09868453107, E-mail – ca.mohanrawat@gmail.com

FORM - 5

CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30.06.2023

Certification work Assigned vide letter No.---------- Dated :- 11- 07 -2023

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** Desginated A/C No **2513283659** Bank Name **Kotak Mahindra Bank**

		Rs.in lakhs	Rs.in lakhs
S. No.	**Particulars**	**Total Cost Estimated**	**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	3,593
	SUB TOTAL LAND COST (in Rs.)	6,093	3,593
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

MANMOHAN SINGH RAWAT

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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);	11,727	6,646
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11,727	6,646
3B	**Cost of construction incurred (As Certified by Project Engineer)**	11,000	6,646
3C	**Total Construction Cost (Lower of 3A and 3B.)**	11,000	6,646
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	109
3	**TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)**	13,500	6,755
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	19,838	10,454
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	60%	
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)%	53%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	9,830.78	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	6,881.55	
9	Cumulative 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)	10,453.96	
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)	6,881.55	
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 15-04-2023)	3,572.41	

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 and is true to the best of our knowledge and belief.

For **HPMS & ASSOCIATES**
Chartered Accountants
FRN - 022072N

MANMOHAN SINGH RAWAT

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CA MANMOHAN S RAWAT
M No. 509522
(Partner)
UDIN: 23509522BGWEPG9509

Place:- Delhi
Date:- 11/07/2023