GULATI DINESH & ASSOCIATES
Chartered Accountants

Office Address : 205, E-49, Jawahar Park
Dazzle House Laxmi Nagar, Delhi-110092
Tel. : 011-22018636, 011-41070222
E-mail : dineshgulati@gulatidinesh.com
services_gda@yahoo.com

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.12.2022

Certification work Assigned vide UDIN: 23092824BGXLUI1506 — Dated :- 19.01.2023

Subject: Certificate of amount incurred on The Residential Project for Construction of The Resident Tower situated on Plot no. demarcated by its boundaries Latitude 28°25'35.47"N/28°25'39.84"N Longitude 77°29'12.55"E/77°29'17.07"E of the end-points, Located at SC-01/C-A-10, Sector -150, Tehsil- Gautam Budh Nagar District-Gautam Budh Nagar (NOIDA) , U.P., admeasuring 16000 sq. meter area, being developed by Hale Realtors Private *having Promoter Registration No* . **UPRERAPRM87688, Designated A/C No. 57500000131349 Bank Name HDFC Bank Ltd.**

S.No.	Particulars	Total Cost Estimated (Rs.)	Amount incurred (actual out-flow) till now (Rs.)
I	II	III	IV
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.	79,08,66,928	73,27,31,839
	SUB TOTAL LAND COST (in Rs.)	79,08,66,928	73,27,31,839

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
I	II	III	IV
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)	5,50,00,000	2,30,32,096
	SUB TOTAL FEES PAID (in Rs.)	5,50,00,000	2,30,32,096
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);	2,10,00,00,000	19,01,75,685
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,10,00,00,000	19,01,75,685
3B	*Cost of construction incurred (As Certified by Project Engineer)*	2,10,00,00,000	15,11,74,940
3C	*Total Construction Cost (Lower of 3A and 3B.)*	2,10,00,00,000	15,11,74,940
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)*	40,00,00,000	-
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*	2,50,00,00,000	15,11,74,940
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,34,58,66,928	90,69,38,875

GULATI DINESH & ASSOCIATES DELHI CHARTERED ACCOUNTANTS

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate in %)	7.20%
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)%	27.11%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	17,46,84,976
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	12,22,79,483
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)**	90,69,38,875
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)	16,88,60,851
11	Balance available in Designated A/c.	58,24,125
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	73,80,78,024

This certificate is being issued on specific request of M/s Hale Realtors Private Limited for UP RERA compliance. The certification is based on the information and unaudited records produced before us and is true to the best of our knowledge and belief.

GULATI DINESH & ASSOCIATES
DELHI
CHARTERED ACCOUNTANTS

DINESH GULATI
GULATI DINESH & ASSOCIATES
Membership No. 092824
FRN. 017416N