



CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.06.2023			
Certification work Assigned vide UDIN: 23092824BGXLUY5228		Dated :- 10.08.2023	
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 Limited having Promoter Registration No . UPRERAPRM87688, Designated A/C No. 57500000131349 Bank Name HDFC Bank Ltd.			
		Rs.	Rs.
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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	73,76,70,468
	SUB TOTAL LAND COST (in Rs.)	79,08,66,928	73,76,70,468

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	29,43,63,292
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,10,00,00,000	29,43,63,292
3B	Cost of construction incurred (As Certified by Project Engineer)	2,10,00,00,000	19,72,77,249
3C	Total Construction Cost (Lower of 3A and 3B.)	2,10,00,00,000	19,72,77,249
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)	40,00,00,000	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,50,00,00,000	19,72,77,249
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,34,58,66,928	95,79,79,813

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate in %)	9.39%
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)%	28.63%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	26,72,08,711
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	18,70,46,098
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project) (Column 3 of Row 4 * row 6)	95,79,79,813
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)	26,33,85,769
11	Balance available in Designated A/c.	38,22,942
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	69,45,94,044

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.



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

S.No.	Particulars	Total Cost Estimated	Amount Realized
1	Cost of Land	1,00,00,000	1,00,00,000
2	Cost of Construction	2,00,00,000	2,00,00,000
3	Cost of Infrastructure	1,00,00,000	1,00,00,000
4	Cost of Other Expenses	1,00,00,000	1,00,00,000
5	Cost of Professional Fees	1,00,00,000	1,00,00,000
6	Cost of Interest	1,00,00,000	1,00,00,000
7	Cost of Contingency	1,00,00,000	1,00,00,000
8	Cost of Insurance	1,00,00,000	1,00,00,000
9	Cost of Marketing	1,00,00,000	1,00,00,000
10	Cost of Legal Fees	1,00,00,000	1,00,00,000
11	Cost of Other Charges	1,00,00,000	1,00,00,000
12	TOTAL COST OF PROJECT (Sum of Row 1 to Row 11)	10,00,00,000	10,00,00,000
13	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
14	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
15	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
16	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
17	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
18	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
19	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
20	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
21	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
22	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
23	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
24	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
25	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
26	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
27	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
28	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
29	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
30	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
31	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
32	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
33	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
34	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
35	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
36	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
37	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
38	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
39	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
40	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
41	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
42	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
43	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
44	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
45	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
46	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
47	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
48	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
49	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
50	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
51	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
52	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
53	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
54	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
55	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
56	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
57	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
58	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
59	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
60	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
61	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
62	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
63	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
64	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
65	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
66	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
67	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
68	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
69	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
70	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
71	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
72	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
73	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
74	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
75	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
76	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
77	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
78	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
79	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
80	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
81	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
82	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
83	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
84	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
85	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
86	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
87	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
88	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
89	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
90	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
91	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
92	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
93	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
94	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
95	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
96	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
97	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
98	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
99	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000
100	Cost of Construction (as Certified by Project Engineer)	2,00,00,000	2,00,00,000