



**ASHISH MANGAUL & CO.**

Chartered Accountants

C - 72, Sadbhawana Apartments

Ashok Vihar-4, Delhi 110052

+ 91 9891474849, ashish.mangaul@gmail.com (Ashish Aggarwal, FCA)

+91 11 45101856, www.mangaul.in

Form — 5

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                         |                                 |                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------|
| Information as on DEC. 31, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                         | Phase-II-Block E/F/G/H - DEC.23 |                                            |
| Certification work Assigned vide letter No.-----                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                         | Dated :-                        |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                         |                                 |                                            |
| <b>Subject:</b> Certificate of amount incurred on GRANDTHUM, for Construction OF PHASE-II situated at Tech Zone-IV, GREATER NOIDA, DITT. GAUTAM BUDH NAGAR, (UP) demarcated by its boundaries (latitude and longitude of the end-points 28°35'06.87"N 77°26'44.17"E to the North 28°35'05.71"N 77°26'26.73"E to the West of the West of Sector Tech Zone-4, Greater NOIDA Tehsil Gautam Buddh Nagar, PIN 201301 admeasuring 9315.75 sq. meter, being developed by <b>A.L. SOFTWARE PRIVATE LIMITED</b> |                                                                                                                                                                                                                                                                                                                                                                                         |                                 |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                         | Rs.in lacs                      | Rs. In lacs                                |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Particulars                                                                                                                                                                                                                                                                                                                                                                             | Total Cost Estimated            | Amount incurred (actual out-flow) till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2                                                                                                                                                                                                                                                                                                                                                                                       | 3                               | 4                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any; | 493.64                          | 493.64                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                     | 493.64                          | 493.64                                     |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                        |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------|
| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Cost Estimated | Amount incurred (actual out-flow) till |
| 1     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3                    | 4                                      |
| 2     | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                   | 115.16               | 124.41                                 |
|       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 115.16               | 124.41                                 |
| 3A    | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site) , Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project); | 9,767.59             | 8,024.21                               |
|       | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               | 9,767.59             | 8,024.21                               |
| 3B    | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      | 7,449.32                               |
| 3C    | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      | 8,024.21                               |
| 3D    | <b>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)</b>                                                                                                                                                                                                                                                                                                                                  |                      | -                                      |
| 3     | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      | 8,024.21                               |
| 4     | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 10,376.39            | 8,642.27                               |
| 5     | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                                     |                      | 75.23%                                 |
| 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 )%                                                                                                                                                                                                                                                                                                                                                                        |                      | 83.29%                                 |
| 7     | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      | 12,048.86                              |
| 8     | 70% Amount to be deposited in Designated Account ( <b>0.7*Row 7</b> )                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      | 8,434.20                               |
| 9     | Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project)</b> (Column 3 of Row 4 * row 6 )                                                                                                                                                                                                                                                                                                                                                  |                      | 8,642.27                               |

|    |                                                                                                                                                                                     |          |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 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 ) | 8,408.82 |
| 11 | Balance available in Designated A/c No.0420073000001031 with SIBL.                                                                                                                  | 25.38    |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                            | 233.45   |

This certificate is being issued on specific request of M/s A.L. SOFTWEB PRIVATE LIMITED (Name of the Promoter) 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.

|                                             |                        |
|---------------------------------------------|------------------------|
| Signature of Chartered Accountant with seal |                        |
| (Name of the Chartered Accountant)          | (ASHISH AGGARWAL, FCA) |
| (Membership Number)                         | 500136 DT. 15/01/2024  |
| UDIN OF ICAI                                |                        |