

**ASHISH MANGAUL & CO.**

Chartered Accountants

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Form — 5

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

Information as on Jun. 30, 2025

Phase-IV-Block-IT(A) / Jun./2025

Certification work Assigned vide letter No.-----

Dated :-

**Subject:** Certificate of amount incurred on Construction OF PHASE-IV, GRANDTHUM (RERA Regn. No. UPRERAPRJ103135) 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 33046.55 sq. meter, being developed by **A.L. SOFTWARE PRIVATE LIMITED**

| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                             | Rs.in lacs           | Rs. In lacs                                |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
|       |                                                                                                                                                                                                                                                                                                                                                                                         | 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; | 1,887.86             | 1,887.86                                   |
|       | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                     | 1,887.86             | 1,887.86                                   |

| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Cost Estimated | Amount incurred (actual out-flow) till now |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| 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)                                                                                                                                                                                                                                                                                                                                   | 359.22               | 388.10                                     |
|       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 359.22               | 388.10                                     |
| 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); | 35,226.90            | 23,679.53                                  |
|       | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                | 35,226.90            | 23,679.53                                  |
| 3B    | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      | 26,473.12                                  |
| 3C    | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      | 23,679.53                                  |
| 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      | 23,679.53                                  |
| 4     | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 37,473.99            | 25,955.49                                  |
| 5     | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                                     |                      | 75.15%                                     |
| 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 )%                                                                                                                                                                                                                                                                                                                                                                        |                      | 69.26%                                     |
| 7     | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      | 29,700.08                                  |
| 8     | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      | 20,790.06                                  |
| 9     | Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project)<br>(Column 3 of Row 4 * row 6 )                                                                                                                                                                                                                                                                                                                                                      |                      | 25,955.49                                  |



|    |                                                                                                                                                                                     |           |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 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 ) | 20,790.06 |
| 11 | Balance available in Designated A/c No.8947711256 with Kotak Mahindra Bank Limited.                                                                                                 | -         |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate<br>- Row 10)                                                                                       | 5,165.44  |

This certificate is being issued on specific request of M/s A.L. SOFTWARE 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)  
(Membership Number)  
UDIN OF ICAI

(ASHISH AGGARWAL, FCA)  
500136 DT. 10/07/2025  
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