



HONEY KALRA & ASSOCIATES

E-4/38, Sector-16, Rohini, New Delhi-110089

Email : cahoneykalra@gmail.com

Mobile No. +91 9582828803, +91 9582496915

Chartered Accountants

CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.12.2020		Dated :- 18-01-2021	
Certification work Assigned vide letter No. _____			
Subject: Certificate of amount incurred on Ozone Klassik for Construction of A,B,C,D Tower/Block/Building(s) situated on Khasra no./Plot No. 823, 826, Noor Nagar and No. 843,842,839,840,841,834,835,838 at village Saddiq Nagar NH58, Distt Ghaziabad, UP demarcated by its boundaries 28 41.47 5N to the North 28 41.44 03N to the South, 77 26 0 43E to the East to the West of Distt Ghaziabad, Uttar Pradesh. Competent Authority/Development Authority, District Ghaziabad, PIN 201017, admeasuring 21523 sq. meter area, being developed by Anthem Yash Kirti Infra City Private Limited having RERA Registration No. UPRERAPRM97930, Designated A/C No.77705201111 Bank Name:ICICI Bank Ltd.			
S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs Amount Incurred (actual out-flow) till now
1	Land Cost	3742.4	3421.8
	(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,		
	SUB TOTAL LAND COST (in Rs.)	3742.4	3421.8
S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
2	Project Clearance Fees	800	173.64
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	SUB TOTAL FEES PAID (in Rs.)	800	173.64
3A	Cost of Development And construction	16370.5	627.64
	(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		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	16370.5	627.64
3B	Cost of construction incurred (As Certified by Project Engineer)	16370.5	627.64
3C	Total Construction Cost (Lower of 3A and 3B.)	16370.5	627.64
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on	525	420
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)	16895.5	1047.64
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	20912.9	4223.08
5	Percentage completion of Construction Work completed (as per Project		4.33%
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 %)		20.19%
7	Total amount received from allottees till date since inception of the Project (in		205.79
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		144.053
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project)		4223.08
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		205.18
11	Balance available in Designated A/c.		0.61
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		4017.9

This certificate is being issued on specific request of M/s Anthem Yash Kirti Infra City 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. There is change in some of the figures due to change in estimates and assumptions taken by the company.

Signature of Chartered Accountant with seal
(CA Honey Kalra)
(551088)

UDIN: 21551088AAAAAL8062

