



| REG - 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                       |                      |                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                       |                      |                                                   |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                       |                      |                                                   |
| Information as on 31 DEC -2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                       |                      |                                                   |
| Certification work Assigned vide letter No.CA/RERA/004(AIG-II)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                       | Dated :- 13 Jan-2022 |                                                   |
| <p><b>Subject:</b> Certificate of amount incurred on AIG ROYAL (PHASE-2) for Construction of Residential Tower/Block/Building(s) Two Tower-4,5(D,E)situated on GH-16D,SEC-1 Noida Extn., Gautam Budh Nagar, UP-201301, demarcated by its boundaries (latitude and longitude of the end-points) 28°33'14"17 N, 28°33'20"78 E, 77°26'34"67 E, 77°26'36"14 N-to the North, to the South, to the East to the West of Village BISRAKH, Gautam Budh Nagar, UP Competent Authority/Development Authority-Greater Noida Industrial Development Authority (GNIDA), District Gautam Budh Nagar, PIN-201301, admeasuring 2,850 sq. meter area, being developed by Alpine Infra Projects Pvt. Ltd. [Promoter] having RERA Registration No.UPRERAPRJ958972, Master Collection A/C No.-57500000448460 Bank Name- HDFC Bank Ltd.HDFC Bank Ltd &amp; RERA Designated A/C No.-575000002447964 Bank Name- HDFC Bank Ltd.</p> |                                                                                                                                                                                                                                                                       |                      |                                                   |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Particulars                                                                                                                                                                                                                                                           | Rs.in lacs           | Rs. In lacs                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                       | Total Cost Estimated | Amount Incurred (actual out-flow) till 31.12.2021 |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2                                                                                                                                                                                                                                                                     | 3                    | 4                                                 |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Land Cost</b>                                                                                                                                                                                                                                                      |                      |                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;                                                                                                                                                     | 481.13               | 398.76                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (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;                                                                                                 | 81.74                | 81.74                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (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);                                  | 32.06                | 32.06                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (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. | 313.54               | 166.07                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>SUB TOTAL LAND COST (In Rs.)</b>                                                                                                                                                                                                                                   | <b>908.47</b>        | <b>678.63</b>                                     |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Project Clearance Fees</b>                                                                                                                                                                                                                                         |                      |                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (a) Fees paid to RERA                                                                                                                                                                                                                                                 | 0.19                 | 0.19                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (b) Fees paid to Local Authority                                                                                                                                                                                                                                      | 20.65                | 20.66                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                                                      | 30.98                | 11.32                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (d) Any other (specify)                                                                                                                                                                                                                                               |                      |                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>SUB TOTAL FEES PAID (In Rs.)</b>                                                                                                                                                                                                                                   | <b>51.82</b>         | <b>32.17</b>                                      |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Cost of Development And construction</b>                                                                                                                                                                                                                           |                      |                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (a) Cost of services (water, electricity to construction site), Site Overheads;                                                                                                                                                                                       | 113.00               | 32.76                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (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);                                                            | 0.20                 | -                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (c) Cost of material actually purchased;                                                                                                                                                                                                                              | 2,627.60             | 1,879.58                                          |





|    |                                                                                                                                                                                            |                 |                 |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
|    | (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);                                                                    | 852.20          | 325.80          |
|    |                                                                                                                                                                                            |                 |                 |
|    | <b>Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                               | <b>3,593.00</b> | <b>2,238.14</b> |
| 3B | <b>Cost of construction Incurred (As Certified by Project Engineer)</b>                                                                                                                    | <b>3,593.00</b> | <b>2,235.00</b> |
| 3C | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                       | <b>3,593.00</b> | <b>2,235.00</b> |
| 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> | <b>1,012.83</b> | <b>705.35</b>   |
| 3  | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                | <b>4,605.83</b> | <b>2,940.35</b> |
| 4  | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                         | <b>5,566.12</b> | <b>3,651.15</b> |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                    |                 | 62.20%          |
| 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 )%                                       |                 | 65.6%           |
| 7  | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                     | 6,536.00        | 2,565.12        |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                               | 4,575.20        | 1,795.58        |
| 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 )                        | 3,651.15        | 3,651.15        |
| 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 )        | 727.41          | 1,795.58        |
| 11 | Balance available in Designated A/c.                                                                                                                                                       | -               | -               |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)                                                                                          | 2,923.74        | 1,855.57        |

This certificate is being issued on specific request of M/s Alpine Infra Projects Pvt. Ltd. (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.

For Shivani Jain and Associates  
Chartered Accountants

FRN- 026468N

Shivani Jain

M. No. 527034

UDIN: 22527034AAAAAD4795

