



JAIN SHUBHAM M & CO

Chartered Accountants

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Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30th September'25			
Subject: Certificate of amount incurred on ATS Kingston Heath (RERA No. UPRERAPRJ180413) for Construction of 10 Tower/Block/Building(s) situated on Khasra no./Plot No. SC- 01/C,A2,A4,A6,A11 & 12, demarcated by its boundaries (latitude and longitude of the end-points) to the North, 28°25'30.83"N, 77°29'90"E to the South 28°25'22.53"N, 77°29'00.35"E, to the East 28°25'25.99"N, 77°29'6.47"E to the West 28°25'26.79"N, 77°28'56.53"E of Village NA, Tehsil Dadri Competent Authority/Development Authority NOIDA, District Gautam Buddha Nagar, PIN 201310, admeasuring 36704.92 Sq. meter area, being developed by , being developed by Celerity Infrastructure Pvt Ltd [Promoter] having RERA Registration No. (UPRERAPRJ180413), Designated A/C No. 2714063241, Bank Name-Kotak Mahindra Bank Ltd.			
		Rs.in Lakhs	Rs.in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
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.	32,100	6,063
	SUB TOTAL LAND COST (in Rs./Lakhs)	32,100	6,063
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)	1,625	8
	SUB TOTAL FEES PAID (in Rs./Lakhs)	1,625	8
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);	36,136	11,823
	Sub Total of Construction Cost (in Rs./Lakhs) (sum of (a) to (d) of Row 3a)	36,136	11,823



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3B	Cost of construction incurred (As Certified by Project Engineer)	36,136	11,823
3C	Total Construction Cost (Lower of 3A and 3B.)	36,136	11,823
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)	10,000	6,999
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	46,136	18,822
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	79,861	24,893
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	32.72%	
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)	31.17%	
7	Total amount received from allottees till date since Inception of the Project (in Rs./lakhs)		32,691
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		22,884
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)		24,893
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)		22,687
11	Balance available in Designated A/c.		72
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		2,206

This certificate is being issued on specific request of M/s Celerity Infrastructure Private Limited 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.

Yours faithfully,

For Jain Shubham M & Co.
Chartered Accountant



CA Shubham Jain
Proprietor

M.No. 545552

Date: 10th Oct 2025

Place: New Delhi

UDIN: 25545552BMIDMJ4875