

**RAJESH PREM KHANNA & CO., CHARTERED ACCOUNTANTS**

**210B/47, CIRCULAR ROAD, NEAR SADAR HANUMAN CHOWK, AUGHARNATH MANDIR MARG, OPP. SHUBHAM HOSPITAL**  
**MEERUT CANTT - 250001, UP. MO.9412202828, PHONE : 021-2658767**

Information as on 30.06.2022....

Dated :- 09.07.2022

Certification work Assigned vide letter No. ---014---

**Subject:** Certificate of amount incurred on PROJECT M-7, for Construction of commercial complex M-7 situated on Khasra no./Plot No.AP/C-4, PALLAVPURAM PHASE-I, MUBARKPUR, TEHSIL SARDHANA, MEERUT, UP PIN. 250110, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Meerut, SARDHANA, Tehsil MEERUT Development Authority, District MEERUT, UP, PIN 250002, admeasuring 2239 sq. meter area, being developed by M/s GREH PRAVESH INFRACON PRIVATE LIMITED having RERA Registration No. ---Not available, Current A/C No. 4049002100057327-Bank Name--PUNJAB NATIONAL BANK, MODIPURAM, MEERUT---

| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Total Cost Estimated | Amount incurred (actual out-flow) till now |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Rs. in lacs          | Rs. in lacs                                |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3                    | 4                                          |
| 1     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 22,38,64,164.00      | 22,38,64,164.00                            |
| 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;<br>(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);<br>(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. |                      |                                            |
|       | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 22,38,64,164.00      | 22,38,64,164.00                            |

| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Total Cost Estimated | Amount incurred (actual out-flow) till now |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3                    | 4                                          |
| 1     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 30,00,000.00         | 12,25,000.75                               |
| 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)                                                                                                                                                                                                                                                                                                                                  |                      |                                            |
|       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 30,00,000.00         | 12,25,000.75                               |
| 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); | 6,00,00,000.00       | 6,49,75,469.46                             |
|       | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               | 6,00,00,000.00       | 6,49,75,469.46                             |
|       | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | -                    | -                                          |
| 3B    | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 6,00,00,000.00       | 6,49,75,469.46                             |
| 3C    | <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>                                                                                                                                                                                                                                                                                                                                   | -                    | -                                          |
| 3D    | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 6,00,00,000.00       | 6,49,75,469.46                             |
| 3     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                                            |



|    |                                                                                                                                                                                                                         |                          |                 |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------|
| 4  | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                      | 28,68,64,164.00          | 29,00,64,634.21 |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                 | 100%( Slab works)        |                 |
| 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 )% (Changed due to change in Land cost estimation as earlier stated ) | 100%                     |                 |
| 7  | Total amount received from allottees till date since Inception of the Project (Inclusive GST Rs.)                                                                                                                       | 8,14,74,040.00           |                 |
| 8  | 70% Amount to be deposited in Account (0.7*Row 7)(100 % Deposited in account )                                                                                                                                          | 6,54,20,840.00           |                 |
| 9  | Cummulative Amount that can be withdrawn from Account a/c, i.e.<br><b>Estimated Cost * Proportionate Cost Incurred on the Project)</b><br>(Column 3 of Row 4 * row 6 )                                                  | 28,68,64,164.00          |                 |
| 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 )                                     | FOR PROJECT CONSTRUCTION |                 |
| 11 | Balance available in A/c with PNB                                                                                                                                                                                       | 4,64,805.43              |                 |
| 12 |                                                                                                                                                                                                                         |                          |                 |

This certificate is being issued on specific request of M/s GREH PRAVESH INFRACON 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.

FOR RAJESH PREM KHANNA & CO.  
CHARTERED ACCOUNTANTS  
CA RAJESH KHANNA - PARTNER MNO. 078541  
UDIN.: 22078541AMNUNW8202

