

| FORM - 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                       |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                       |             |
| Information as on 31.12.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                       |             |
| Subject: Certificate of amount incurred (provisional) on Spring Homes [Project Name] for Construction of 4 Tower/Block/Building(s) situated on Khasra no./Plot No. GH-08, demarcated by its boundaries (latitude and longitude of the end-points), Competent Authority Greater Noida Industrial Development Authority, District G.B. Nagar, PIN 201308, admeasuring 10000.00 sq. meter area, being developed by Clover Probuild Pvt Ltd [Promoter] having RERA Registration No. UPRERAPRJ742412, Designated A/C No. 50200057944302-Bank Name HDFC BANK LTD, LOHA MANDI, GHAZIABAD. |                                                                                                                                                                                                                                                                       |             |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Particulars                                                                                                                                                                                                                                                           | Rs. In lacs |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2                                                                                                                                                                                                                                                                     | 3           |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Land Cost                                                                                                                                                                                                                                                             | 1531.82     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (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. |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SUB TOTAL LAND COST (In Rs.)                                                                                                                                                                                                                                          | 1531.82     |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Particulars                                                                                                                                                                                                                                                           | Rs. In lacs |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2                                                                                                                                                                                                                                                                     | 3           |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Project Clearance Fees                                                                                                                                                                                                                                                | 44.995      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) Fees paid to RERA                                                                                                                                                                                                                                                 |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) Fees paid to Local Authority                                                                                                                                                                                                                                      |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                                                      |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (d) Any other (specify)                                                                                                                                                                                                                                               |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SUB TOTAL FEES PAID (In Rs.)                                                                                                                                                                                                                                          | 44.995      |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Cost of Development And construction                                                                                                                                                                                                                                  | 3089.835    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (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);                                                                                                                                               |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)                                                                                                                                                                                                 | 3089.835    |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                                                                                                      | 3088        |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                                                                                                         | 3088        |
| 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)                                                                                     | 711.16      |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                                                                                                  | 3799.16     |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                                                                                                           | 5375.975    |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                               | 24.70%      |
| 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 )%                                                                                                                   | 33.54%      |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Total amount received from allottees till date since inception of the Project (Rs. In Lac)                                                                                                                                                                            | 3732.35     |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                          | 2612.65     |
| 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 )                                                                                                   | 5375.98     |
| 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 )                                                                                   | 2585.43     |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Balance available in Designated A/c.                                                                                                                                                                                                                                  | 27.22       |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                                                                                                     | 2790.55     |
| This certificate is being issued on specific request of M/s Clover Probuild 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.                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                       |             |
| Place : Ghaziabad<br>Date : 11.01.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                       |             |
| <div style="text-align: right;"> <p>For Saxena Singhal &amp; Company<br/>Chartered Accountants</p> <p>(Nitin Singhal)<br/>Partner<br/>M.No. 427243<br/>UDIN: 23427243BGTSTX8098</p> </div>                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                       |             |