7877777382
8829000054

Agarwal Ankit & Associates

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Ref.   Date.........................

Form — 5

(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30th Sep 2025

Certification work Assigned vide letter No.ANAND/RERA/016 Dated :-08th Sep 2025

Subject: Certificate of amount incurred on **[Capitol Avenue]** for Construction of Plot No. A-37,38 Sector-62 Noida **Building** Tower/Block/Building(s) situated demarcated by its boundaries (latitude and longitude **28.627775 "N to the North to South 77.369024 "E to the west** of the end-points) to the Competent Authority-Noida/Development Authority, District Gautam Budh Nagar, PIN 201301, admeasuring **40000** sq. meter area, being developed by-Anand Habitat Infrastructure Private Limited ***having RERA Registration No*** **.UPRERAPRJ665479 , Designated A/C No.921020034633995 Bank Name AXIS BANK LTD Branch Noida Sector-62,**

S.No.	Particulars	Rs. Total Cost Estimated	Rs. Amount incurred (actual out-flow) till now
		3	4
1	**Land Cost**		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	1,154,383,500	580,103,662
	(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.)	1,154,383,500	580,103,662

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
2	**Project Clearance Fees**		
	(a) Fees paid to RERA	65,000,000	46,774,479
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	**65,000,000**	**46,774,479**
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads	2,699,800,000	1,906,949,925

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	(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)	**2,699,800,000**	**1,906,949,925**
3B	*Cost of construction incurred (As Certified by Project Engineer)*	2,699,800,000	1,906,949,925
3C	*Total Construction Cost (Lower of 3A and 3B.)*	2,699,800,000	1,906,949,925
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)***	0	0
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	2,699,800,000	1,906,949,925
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**3,919,183,500**	**2,533,828,066**
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		70.63%
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)%		64.65%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		3,015,787,053
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**		2,111,050,937
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)**		2,533,828,066
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)		2,109,962,166
11	Balance available in Designated A/c.		1,088,771
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**		423,865,900

This certificate is being issued on specific request of **M/s ANAND HABITAT INFRASTRUCTURE PRIVATE LIMITED** (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 Agarwal Ankit & Associates
Chartered Accountants
FRN: 020821C

CA Anoop Kumar Sharma
Partner
M . NO. 429708

Date: 08/09/2025
Place : Noida
UDIN : 25429708BMMKKZ4770