

Agarwal Ankit & Associates

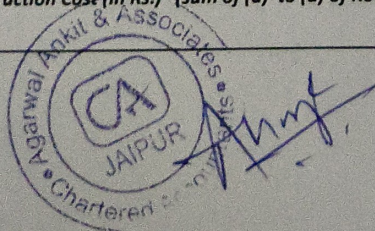
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7877777382
8829000054

Ref.

Date

Form — 5			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31st Mar 2025			
Certification work Assigned vide letter No.ANAND/RERA/014		Dated :-14th Apr 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,			
		Rs.	Rs.
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	Land Cost	3	4
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	1,15,43,83,500	57,96,94,416
	(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.)	1,15,43,83,500	57,96,94,416
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
2	Project Clearance Fees	3	4
	(a) Fees paid to RERA	6,50,00,000	4,62,24,479
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	6,50,00,000	4,62,24,479
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	2,69,98,00,000	1,74,25,94,868
	(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)	2,69,98,00,000	1,74,25,94,868





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3B	Cost of construction incurred (As Certified by Project Engineer)	2,69,98,00,000	1,74,25,94,868
3C	Total Construction Cost (Lower of 3A and 3B.)	2,69,98,00,000	1,74,25,94,868
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)	2,69,98,00,000	1,74,25,94,868
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,91,91,83,500	2,36,85,13,763
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		64.55%
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)%		60.43%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		2,87,07,80,544
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		2,00,95,46,381
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)		2,36,85,13,763
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)		1,99,91,42,736
11	Balance available in Designated A/c.		1,04,03,645
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		36,93,71,028

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.

Date: 14/04/2025
Place : Noida
UDIN : 25429708BMMKJQ3331

For Agarwal Ankit & Associates
Chartered Accountants

FRN: 020821C

CA Anoop Kumar Sharma

Partner

M . NO. 429708

