



Agarwal Ankit & Associates

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Ref.

Date.....

Form — 5			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30th Sep 2023		Dated :-05th Oct 2023	
Certification work Assigned vide letter No.ANAND/RERA/009			
Subject: Certificate of amount incurred on [Capitol Avenue] for Construction of Plot No. A-37,38 Sector-62 Noida <u>Building</u> 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 .UPRERAPRM145882 , Designated A/C No.921020034633995 Bank Name AXIS BANK LTD Branch Noida Sector-62,			
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;	754,383,500	372,828,572
	(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.)	754,383,500	372,828,572
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
2	Project Clearance Fees	3	4
	(a) Fees paid to RERA	50,000,000	28,198,124
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	50,000,000	28,198,124





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3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	2,449,800,000	957,778,357
	(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)	2,449,800,000	957,778,357
3B	Cost of construction incurred (As Certified by Project Engineer)	2,449,800,000	957,778,357
3C	Total Construction Cost (Lower of 3A and 3B.)	2,449,800,000	957,778,357
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)	2,449,800,000	957,778,357
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,254,183,500	1,358,805,053
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		39.10%
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)%		41.76%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1,759,231,001
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1,231,461,700
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)		1,358,805,053
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)		1,201,291,793
11	Balance available in Designated A/c.		30,169,907
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		157,513,260

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

ERN: 020821.C

Agarwal Ankit & Associates
Anoop Kumar Sharma
Partner

M. NO: 429708

Date: 05/10/2023

Place : Noida

UDIN : 23429708BGQNLF2797