AMIT MITTAL & ASSOCIATES
CHARTERED ACCOUNTANTS
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UDIN: 23091088BGQSAS4753

Information as on 31st Dec 2022

certification work assigned vide letter No. ARI/2021-22/0001, Dated: 23/07/2021

Subject: Certificate of amount incurred on Project "Panchsheel Park Phase-1" for Development of residential plots, situated on Khasra Nos. 436,437,538,539,547 & 552, GH-1, Crossings Republik, Dundahera, Ghaziabad, Demarcated by its boundaries (28°38'04.2"N 77°26'09.5"E of the end points) other land to the North, other land to the South, other land to the East, road wide 30 mtr to the West, Tehsil Ghaziabad, Ghaziabad Development Authority, District- Ghaziabad area, being developed by M/s A R Infratech having RERA Registration No. UPRERAPRJ515453, Designated Collection A/C No. 921020034102158 Bank Name: AXIS Bank Ltd, Ghaziabad

Cost of land & on site construction of Real Estate Project(All figures in Rs. Lakh)

S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
1	**Land Cost** (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 panel 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.	1,043.82	1,043.82
	SUB TOTAL LAND COST (in Rs.)	**1,043.82**	**1,043.82**
2	**Project Clearance Fees** (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	0.50	0.12
	SUB TOTAL FEES PAID (in Rs.)	**0.50**	**0.12**
3A	**Cost of Development / Cost of construction** (a) Cost of services (water, electricity to construction site), site overhead; (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 Salaray and Wages (excluding cost of salaries of employees of the company not directly attached to project); * Cost of Construction includes Selling, Admin and other Cost Directly attributable to Project	90.00	62.58
	SUB TOTAL CONSTRUCTION COST (in Rs.) (sum of(a) to (d) of Row 3a	**90.00**	**62.58**
3B	**cost of construction incurred (as certified by project engineer)**	78.00	51.89
3C	**Total Construction Cost (Lower of 3A and 3B)**	**78.00**	**51.89**
3D	**interest (other than panel interst and penalties etc) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan on money borrowed or to be borrowed for construction**	315.00	59.62
3	**TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + Row 3D)**	**393.00**	**111.51**
4	**TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)**	**1,437.32**	**1,155.45**
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		66.53%
6	Percentage completion of Total Project (Proportionate cost incurred on the project to the total estimated cost (column 4 of row 4 / column 3 of row 4) %		80.39%
7	Total amount received from allottees till date since inception of the project (in Rs.)		56.00
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**		39.20
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated cost * proportionate cost incurred on the project) (column 3 of Row 4 * Row 6)		1,155.45
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)		39.20
11	Balance available in Designated A/c.		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**		1,116.25

This certificate is being issued on specific request of M/s Panchsheel Buildtech Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

FOR AMIT MITTAL & ASSOCIATES
CHARTERED ACCOUNTANT

Place: Ghaziabad
Date: 02.01.2023

(Amit Kumar Mittal)
M.NO. 091088
FRN: 012028C