VMSS & ASSOCIATES
Chartered Accountants

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30th September, 2024

Certification work Assigned vide letter No.---------- Dated :- 11th October, 2024

Subject: Certificate of amount incurred on Antara Noida Phase 1 for Construction of 3 Tower/Block/Building(s) situated on Khasra no./Plot No. SC01/B1 Sector -150, Noida, demarcated by its boundaries 28°25'46.7"N 77°28'56.68"E to the North 28°25'37.85"N 77°28'59.15"E to the South 28°25'41.38"N 77°29'03.26"E to the East 28°25'43.03"N 77°28'52.82"E to the West of Tehsil Dadri, Competent/ Development authority -Noida Development Authority, District Gautam Buddha Nagar, PIN-201310, admeasuring 16513 sq.mts. area being developed **Contend Builders Private Limited** having RERA Registration No. **UPRERAPRJ745377**, Designated A/C No. 919020087618746 with Axis Bank Limited.

		Rs.in Lakhs	Rs. In Lakhs
S.No.	**Particulars**	**Total Cost Estimated**	**Amount incurred (actual out-flow) till date**
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 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.	8,569.49	3,317.43
	SUB TOTAL LAND COST (in Rs.)	8,569.49	3,317.43

S.No.	**Particulars**	**Total Cost Estimated**	**Amoun... (actual out-flow) till date**
1	2	3	4
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)	1,285.64	991.60
	SUB TOTAL FEES PAID (in Rs.)	1,285.64	991.60
3A	**Cost of Development And construction** (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);	40,807.09	24,450.49
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	40,807.09	24,450.49
3B	**Cost of construction incurred (As Certified by Project Engineer)**	40,807.09	27,791.73
3C	**Total Construction Cost (Lower of 3A and 3B.)**	40,807.09	24,450.49
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)**	3,327.75	474.14

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3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*	44,134.84	24,924.63
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	53,989.97	29,233.66
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	As per annexed Engineer's certificate dated 03.10.2024	
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)%		54.15%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		38,096.68
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**		26,667.68
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)**		29,233.66
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)		26,390.73
11	Balance available in Designated A/c.		276.95
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**		2,842.93

This certificate is being issued on specific request of M/s Contend Builders Private Limited 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 VMSS & Associates
Chartered Accountants
Firm Registration No: 328952E

Mahendra Jain
Partner
Membership No: 413904

Date: 11th October, 2024
Place: New Delhi

UDIN: 24413904BKERXN7240

INDIVALUE ADVISORS PRIVATE LIMITED
Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044
Email : Indivalueadvisors@gmail.com Mobile +91-7044091174
CIN : U74999DL2021PTC381050

IVAPL/03102024/ANTARA NOIDA PHASE 1
Email: RERA@indivalue.org

ENGINEER'S CERTIFICATE

FORM-REG-2

Subject:- Certificate of Percentage of Completion of Construction Work of 3 No. Buildings/ Residence-1,2 &3 Block(s) of the Antara Noida Phase 1 of the Project UPRERA Registration Number Antara Noida Phase-1 UPRERAPRJ745377 situated on the Plot no SC01/B1 Sector 150 Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°25'46.7"N 77°28'56.68"E to the North 28°25'37.85"N 77°28'59.15"E to the South 28°25'41.38"N 77°29'03.26"E to the East 28°25'43.03"N 77°28'52.82"E to the West of Tehsil Dadri Competent/ Development authority Noida Development Authority District Gautam Buddha Nagar Pin 201310 admeasuring 16513 sq.mts. area being developed by M/s. Contend Builders Private Limited.

I **Er. Raj Kumar Das** have undertaken assignment as Consultant Chartered Engineer for certifying Percentage of Completion Work of the Antara Noida Phase 1 of the Project situated on the Plot no SC01/B1 Sector 150 Noida, Tehsil Dadri. Competent/ Development authority Noida Development Authority District Gautam Buddha Nagar PIN 201310, admeasuring 16513 sqm. area being developed by M/s. **Contend Builders Private Limited.**

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on-site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

(i) M/s Design Forum International as Architect

(ii) M/s BMSF Design Consultants as Structural Consultant

(iii) M/s Paradise Consultants & Kanwar Krishen Associates as MEP Consultant

(iv) M/S. Cushman & Wakefield India Pvt. Ltd. as Project Management Consultant

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the buildings of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as ₹408,07,09,363 (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 30.09.2024 is calculated Rs 2,77,91,72,609/-, Percentage completion till date 68.10% (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

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RAJ KUMAR DAS F016544-8 Chartered Engineer

5. The Balance cost of Completion of the Civil, MEP and Allied works of the buildings of the subject project to obtain Occupation Certificate / Completion Certificate from the Competent Authority is estimated ₹ 1,30,15,36,754/- (Total of S. No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.09.2024 date is as given in Tables A and B below:

Building/Wing/Tower bearing Number
Residence-1,2 &3 Antara Phase 1

Table A

S.No.	Particulars	Amounts (Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (Based on the original Estimated cost)	3,58,80,16,095
2	Cost incurred as on Date	2,53,31,75,633
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	70.60%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,05,48,40,462
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	----
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	70.60%

TABLE B

Internal & External Development works and common amenities

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	₹49,26,93,268
2	Cost incurred as on	₹ 24,59,96,976
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / (Row1) *100)	49.92%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 24,66,96,292
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	49.92%

Signature of Engineer

Name-Er. **RAJ KUMAR DAS**
Chartered Engineer No. F/0116544-8
Date 03.10.2024
Place: Noida

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