



R.S. GOEL & CO.

Chartered Accountants

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REG — 3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30.06.2023

Certification work Assigned vide letter No.; 07

Dated :- 05.07.2023

Subject: Certificate of amount incurred on **Capital Athena Phase 3 Commercial** for Construction of Shops of Phase-3 situated on Khasra no./ Plot No.GH.12A-2, Greater Noida (West), demarcated by its boundaries (latitude and longitude of the end-points) Competent Authority/Development Authority, District **Gautam Buddha Nagar, Greater Noida (West), PIN 201306, UP.**, admeasuring 880 sq. meter area, being developed by M/s **Capital Infratechomes Pvt. Ltd. (Promoter), having RERA Registration No. (UPRERAPRJ967323),**

S.No.	Particulars	Total Cost Estimated till 31.12.2021	Amount incurred (actual out-flow) till now (30.06.2023)
1	2		
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.	28,171,990	28,171,990
	SUB TOTAL LAND COST (in Rs.)	28,171,990	28,171,990
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)	37,600	19,884
	SUB TOTAL FEES PAID (in Rs.)	37,600	19,884





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3	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);	32,063,232	23,481,336
	Sub Total of Construction Cost (in Rs.)	32,063,232	23,481,336
3B	Cost of construction incurred (As Certified by Project Engineer)	32,063,232	23,481,336
3C	Total Construction Cost (Lower of 3A and 3B.)	32,063,232	23,481,336
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	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	32,063,232	23,481,336
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	60,272,821	51,673,209
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		73.21%
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)%		85.73%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		18,075,607
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		12,652,925
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)		51,673,209
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)		9,128,075
11	Balance available in Designated A/c.		3,524,850
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		42,545,135

This certificate is being issued on specific request of M/s Capital Infratechomes Pvt. Ltd. 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 R.S.Goel & Co.
Chartered Accountants

FRN-023056N

Radhe Shyam
CA Radhe Shyam Goel

