**SANJEEV PANDEY & COMPANY****Chartered Accountants**

# H-10,205, Express Arcade

Netaji Subhash Palace, Delhi – 110034

Phone: 8586994730

E-mail: casanjeevpandey@gmail.com

Form – 5

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**

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

Information as on 31.03.2024

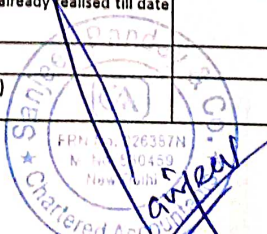
Certification work Assigned vide letter No. 2

Dated :- 12.06.2024

Subject: Certificate of amount incurred on Jaypee Green Kube for Construction of Tower- Kube 1 to 8, demarcated by its boundaries (latitude and longitude of the end-points) 28° 31' 40" to the North, 28° 31' 20" to the South, 77° 21' 14" to the East 77° 21' 58" to the West of, Situated at Khasra No/Plot No B-29, Sector-128, Tehsil -Gautam Budha Nagar, District - Gautam Buddha Nagar Pin 201304, admeasuring 32713 sq. meter being developed by Jaypee Infratech Limited having RERA Registration No. UPRERAPRJ3571, Designated A/C No. 0127103000018523 at IDBI Bank.

| S.No. | Particulars                                                                                                                                                                                                                                                           | Rs.In Lacs           | Rs.In Lacs                                 |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
|       |                                                                                                                                                                                                                                                                       | Total Cost Estimated | Amount Incurred (actual out-flow) 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;                                                                                                                                                     | 789.16               | 789.16                                     |
|       | (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.)                                                                                                                                                                                                                                          | 789.16               | 789.16                                     |

| S.No. | Particulars                                                                                                                                                                                         | Total Cost Estimated | Amount incurred (actual out-flow) till now |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| 1     | 2                                                                                                                                                                                                   |                      |                                            |
| 2     | Project Clearance Fees                                                                                                                                                                              |                      |                                            |
|       | (a) Fees paid to RERA                                                                                                                                                                               | 1.69                 | 1.69                                       |
|       | (b) Fees paid to Local Authority                                                                                                                                                                    | 121.29               | 39.56                                      |
|       | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                    |                      |                                            |
|       | (d) Any other (Structure Audit)                                                                                                                                                                     | 7.04                 | 7.04                                       |
|       | SUB TOTAL FEES PAID (in Rs.)                                                                                                                                                                        | 130.02               | 48.29                                      |
| 3A    | Cost of Development And construction                                                                                                                                                                |                      |                                            |
|       | (a) Cost of services (water, electricity to construction site), Site Overheads;                                                                                                                     | 68,261.16            | 27,113.85                                  |
|       | (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these                                                                     |                      |                                            |
|       | (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)                                                                                                                               | 68,261.16            | 27,113.85                                  |
| 3B    | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                                    | 68,261.00            | 27,114.00                                  |
| 3C    | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                                       | 68,261.00            | 27,113.85                                  |
| 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) (Till 09.08.2017) | 989.96               | 989.96                                     |
| 3     | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)                                                                                                                                               | 69,250.96            | 28,103.81                                  |
| 4     | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                                         | 70,170.14            | 28,941.26                                  |
| 5     | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                             |                      | 45.11                                      |
| 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 )%                                                |                      | 41.24                                      |
| 7     | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                              |                      | 43,319.56                                  |
| 8     | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                        |                      | 30,323.69                                  |
| 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 )                                 |                      | 28,941.26                                  |
| 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 )                 |                      | 30,795.96                                  |
| 11    | Balance available in Designated A/c.                                                                                                                                                                |                      | 113.34                                     |
| 12    | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                                   |                      | -1,854.70                                  |

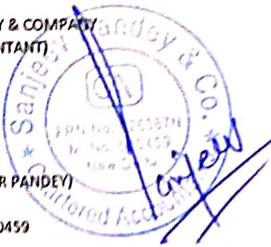


This certificate is being issued on specific request of M/s JAYPEE INFRA TECH LIMITED for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

**Disclaimer :**

- 1 THE Company was undergoing Corporate Insolvency Resolution Process (CIRP) vide order dated 09.08.2017 of the Hon'ble National Company Law Delhi, vide its order dated 07.03.2023 has approved the resolution plan of the Successful Resolution plan of the Successful Resolution Application M/s Surksha Realty Ltd With Lakshdeep Investment and Finance Private Limited . Pursuant thereto an implementation and monitoring committee (IMC) was constituted , and various appeals have been filed against the said approved Resolution plan. The honorable NCLAT with an observation that there is no impediment in the implementing the Resolution plan . Thus , effectively from 24.05.2024 , Resolutions applicants stands approved /attained finality (Subject to any new appeal pending adjudication before the Hon'ble Supreme court of India).
- 2 Contingencies Cost have not to be Included to arrived Estimated Costs .
- 3 This certificate has been given for the purpose of Renewal of RERA.

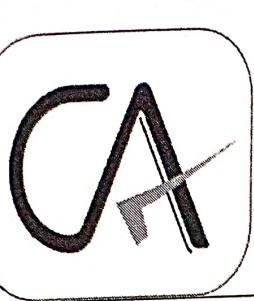
FOR SANJEEV PANDEY & COMPANY  
(CHARTERED ACCOUNTANT)



PROP.  
(FCA SANJEEV KUMAR PANDEY)

Membership No : 530459  
FRN No : 026387N  
Date : 12.06.2024  
UDIN No : 24530459BKCWIW6453





# SANJEEV PANDEY & COMPANY

Chartered Accountants

# H-10,205, Express Arcade

Netaji Subhash Palace, Delhi – 110034

Phone: 8586994730

E-mail: casanjeevpandey@gmail.com

Form — 5

## CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 31.03.2024

Certification work Assigned vide letter No. 2

Dated :- 12.06.2024

Subject: Certificate of amount incurred on Jaypee Green Krescent Homes for Construction of Tower 1 to 12 and 14 to 24, demarcated by its boundaries (latitude and longitude of the end-points) 28° 30' 42" to the North, 28° 30' 03" to the South, 77° 23' 02" to the East 77° 22' 40" to the West of, Situated at Khasra No/Plot No B-31,32,33,34, Sector-134,Tehsil - Gautam Budh Nagar, District - Gautam Buddha Nagar Pin 201304, admeasuring 99,718 sq. meter being developed by Jaypee Infratech Limited having RERA Registration No. UP RERA PRJ3709, Designated A/C No. 0127103000018559 at IDBI Bank.

| S.No. | Particulars                                                                                                                                                                                                                                                         | Rs.In Lacs           | Rs.In Lacs                                 |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
|       |                                                                                                                                                                                                                                                                     | Total Cost Estimated | Amount Incurred (actual out-flow) 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;                                                                                                                                                   | 2,572.29             | 2,572.29                                   |
|       | (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.)                                                                                                                                                                                                                                        | 2,572.29             | 2,572.29                                   |

| S.No. | Particulars                                                                                                                                                                                           | Total Cost Estimated | Amount Incurred (actual out-flow) till now |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| 1     | 2                                                                                                                                                                                                     |                      |                                            |
| 2     | Project Clearance Fees                                                                                                                                                                                |                      |                                            |
|       | (a) Fees paid to RERA                                                                                                                                                                                 | 5.04                 | 5.04                                       |
|       | (b) Fees paid to Local Authority                                                                                                                                                                      | 390.03               | 126.13                                     |
|       | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                      |                      |                                            |
|       | (d) Any other (Structure Audit)                                                                                                                                                                       | 17.64                | 17.64                                      |
|       | SUB TOTAL FEES PAID (in Rs.)                                                                                                                                                                          | 412.71               | 148.81                                     |
| 3A    | Cost of Development And construction                                                                                                                                                                  |                      |                                            |
|       | (a) Cost of services (water, electricity to construction site) , Site Overheads;                                                                                                                      | 2,19,441.69          | 78,582.87                                  |
|       | (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these                                                                       |                      |                                            |
|       | (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)                                                                                                                                 | 2,19,441.69          | 78,582.87                                  |
| 3B    | Cost of construction Incurred (As Certified by Project Engineer)                                                                                                                                      | 2,19,442.00          | 78,583.00                                  |
| 3C    | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                                         | 2,19,441.69          | 78,582.87                                  |
| 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) (Till 09.08.2017) | 3,226.80             | 3,226.80                                   |
| 3     | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                                  | 2,22,668.49          | 81,809.67                                  |
| 4     | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                                           | 2,25,653.49          | 84,530.77                                  |
| 5     | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                               |                      | 36.00                                      |
| 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 )%                                                  |                      | 37.46                                      |
| 7     | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                |                      | 1,42,452.95                                |
| 8     | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                          |                      | 99,717.06                                  |
| 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 )                                   |                      | 84,530.77                                  |
| 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 )                   |                      | 1,01,611                                   |
| 11    | Balance available in Designated A/c.                                                                                                                                                                  |                      | 370.44                                     |
| 12    | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                                     |                      | -17,080                                    |

This certificate is being issued on specific request of M/s JAYPEE INFRA TECH 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.

Disclaimer :

- 1 THE Company was undergoing Corporate Insolvency Resolution Process (CIRP) vide order dated 09.08.2017 of the Honable National Company Law Delhi, vide its order dated 07.03.2023 has approved the resolution plan of the Successful Resolution plan of the Successful Resolution Application M/s Surksha Realty Ltd With Lakshdeep Investment and Finance Private Limited. Pursuant thereto an implementation and monitoring committee (IMC) was constituted, and various appeals have been filed against the said approved Resolution plan. The Honable NCLAT with an observation that there is no impediment in the implementing the Resolution plan. Thus, effectively from 24.05.2024, Resolutions applicants stand approved/attained finality (Subject to any new appeal pending adjudication before the Hon'ble Supreme court of India).
- 2 Contingencies Cost have not to be Included to arrived Estimated Costs.
- 3 This certificate has been given for the purpose of Renewal of RERA.

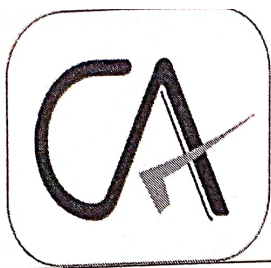
FOR SANJEEV PANDEY & COMPANY  
(CHARTERED ACCOUNTANT)



PROP.  
(FCA SANJEEV KUMAR PANDEY)

Membership No : 530459  
FRN No : 026387N  
Date : 12.06.2024  
UDIN No : 24530459BKCWJU4190





# SANJEEV PANDEY & COMPANY

Chartered Accountants

# H-10,205, Express Arcade

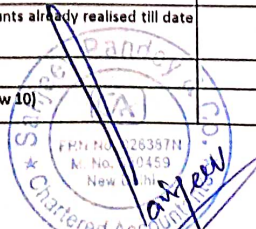
Netaji Subhash Palace, Delhi – 110034

Phone: 8586994730

E-mail: casanjeevpandey@gmail.com

| Form — 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                     |                                     |                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                     |                                     |                                                                 |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                     |                                     |                                                                 |
| Information as on 31.03.2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                     |                                     |                                                                 |
| Certification work Assigned vide letter No. 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                     | Dated :- 12.06.2024                 |                                                                 |
| <p>Subject: Certificate of amount incurred on Jaypee Green Orchards for Construction of Tower A1 to A3 and B1 to B5, demarcated by its boundaries (latitude and longitude of the end-points) 28° 31' 40" to the North, 28° 31' 20" to the South, 77° 21' 14" to the East 77° 21' 58" to the West of, situated at Sector-133, Village- Rohilpur, Tehsil - Dadri, District - Gautam Buddha Nagar Pin 201304, admeasuring 52,974 sq. meter being developed by Jaypee Infratech Limited having RERA Registration No. UPRERAPRJ3820, Designated A/C No. 012710300001SS14 at IDBI Bank.</p> |                                                                                                                                                                                                                                                                     |                                     |                                                                 |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Particulars                                                                                                                                                                                                                                                         | Rs. in Lacs<br>Total Cost Estimated | Rs. in Lacs<br>Amount Incurred<br>(actual out-flow) till<br>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;                                                                                                                                                   | 1,449.38                            | 1,449.38                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (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.)                                                                                                                                                                                                                                        | 1,449.38                            | 1,449.38                                                        |

| S.No. | Particulars                                                                                                                                                                                         | Total Cost Estimated | Amount incurred<br>(actual out-flow) till<br>now |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------------|
| 1     | 2                                                                                                                                                                                                   |                      |                                                  |
| 2     | Project Clearance Fees                                                                                                                                                                              |                      |                                                  |
|       | (a) Fees paid to RERA                                                                                                                                                                               | 2.70                 | 2.70                                             |
|       | (b) Fees paid to Local Authority                                                                                                                                                                    | 277.28               | 119.12                                           |
|       | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                    |                      |                                                  |
|       | (d) Any other (Structure Audit)                                                                                                                                                                     | 8.30                 | 8.30                                             |
|       | SUB TOTAL FEES PAID (in Rs.)                                                                                                                                                                        | 288.28               | 130.12                                           |
| 3A    | Cost of Development And construction                                                                                                                                                                |                      |                                                  |
|       | (a) Cost of services (water, electricity to construction site), Site Overheads;                                                                                                                     | 1,30,576.17          | 47,312.85                                        |
|       | (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these                                                                     |                      |                                                  |
|       | (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)                                                                                                                               | 1,30,576.17          | 47,312.85                                        |
| 3B    | Cost of construction Incurred (As Certified by Project Engineer)                                                                                                                                    | 1,36,468.00          | 49,131.00                                        |
| 3C    | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                                       | 1,30,576.17          | 47,312.85                                        |
| 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) (Till 09.08.2017) | 1,818.17             | 1,818.17                                         |
| 3     | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                                | 1,32,394.34          | 49,131.02                                        |
| 4     | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                                         | 1,34,132.00          | 50,710.52                                        |
| 5     | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                             |                      | 36.00                                            |
| 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 )%                                                 |                      | 37.81                                            |
| 7     | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                              |                      | 86,229.56                                        |
| 8     | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                        |                      | 60,361                                           |
| 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 )                                 |                      | 50,710.52                                        |
| 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 )                  |                      | 61,729.58                                        |
| 11    | Balance available in Designated A/c.                                                                                                                                                                |                      | 208.20                                           |
| 12    | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                                   |                      | -11,019                                          |

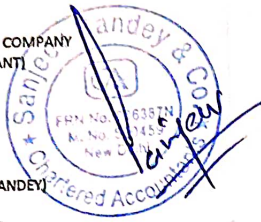


This certificate is being issued on specific request of M/s JAYPEE INFRA TECH LIMITED for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Disclaimer :

- 1 THE Company was undergoing Corporate Insolvency Resolution Process (CIRP) vide order dated 09.08.2017 of the Honable National Company Law Delhi, vide its order dated 07.03.2023 has approved the resolution plan of the Successful Resolution plan of the Successful Resolution Application M/s Surksha Realty Ltd With Lakshdeep Investment and Finance Private Limited . Pursuant thereto an implementation and monitoring committee (IMC) was constituted , and various appeals have been filed against the said approved Resolution plan. The honorable NCLAT with an observation that there is no impediment in the implementing the Resolution plan . Thus , effectively from 24.05.2024 , Resolutions applicants stands approved /attained finality (Subject to any new appeal pending adjudication before the Hon'ble Supreme court of India).
- 2 Contingencies Cost have not to be Included to arrived Estimated Costs .
- 3 This certificate has been given for the purpose of Renewal of RERA.

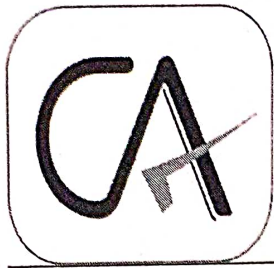
FOR SANJEEV PANDEY & COMPANY  
(CHARTERED ACCOUNTANT)



PROP.  
(FCA SANJEEV KUMAR PANDEY)

Membership No : 530459  
FRN No : 026387N  
Date : 12.06.2024  
UDIN No : 24530459SKCWJT3519





# SANJEEV PANDEY & COMPANY

Chartered Accountants

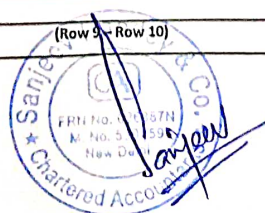
# H-10,205, Express Arcade

Netaji Subhash Palace, Delhi – 110034

Phone: 8586994730

E-mail: casanjeevpandey@gmail.com

| Form — 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                     |                                    |                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                     |                                    |                                                                |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                     |                                    |                                                                |
| Information as on 31.03.2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                     | Dated :- 12.06.2024                |                                                                |
| Certification work Assigned vide letter No. 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                     |                                    |                                                                |
| Subject: Certificate of amount incurred on Jaypee Green PEBBLE COURT for Construction of Tower PB1,PB2,PB3 and PB4, demarcated by its boundaries (latitude and longitude of the end-points) 28° 31' 40" to the North, 28° 31' 20" to the South, 77° 21' 14" to the East 77° 21' 58" to the West of, Situated at Khasra No/Plot No B-26, Sector-128, Village-Rohilpur, Tehsil - Dadri, District - Gautam Buddha Nagar Pin 201304, admeasuring 11102 sq. meter being developed by Jaypee Infratech Limited having RERA Registration No. UPRERAPRJ2623, Designated A/C No. 012710300001870S at IDBI Bank. |                                                                                                                                                                                                                                                                     |                                    |                                                                |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Particulars                                                                                                                                                                                                                                                         | Rs.In Lacs<br>Total Cost Estimated | Rs.In Lacs<br>Amount Incurred<br>(actual out-flow) till<br>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;                                                                                                                                                   | 162.77                             | 162.77                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (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.)                                                                                                                                                                                                                                        | 162.77                             | 162.77                                                         |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Project Clearance Fees                                                                                                                                                                                                                                              |                                    |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (a) Fees paid to RERA                                                                                                                                                                                                                                               | 0.61                               | 0.61                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (b) Fees paid to Local Authority                                                                                                                                                                                                                                    | 22.16                              | 6.66                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                                                    |                                    |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (d) Any other (Structure Audit)                                                                                                                                                                                                                                     | -                                  | -                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SUB TOTAL FEES PAID (In Rs.)                                                                                                                                                                                                                                        | 22.77                              | 7.27                                                           |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Cost of Development And construction                                                                                                                                                                                                                                | 15,113.37                          | 7,665.62                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (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                                                                                                                                     |                                    |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (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)                                                                                                                                                                                               | 15,113.37                          | 7,665.62                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Cost of construction Incurred (As Certified by Project Engineer)                                                                                                                                                                                                    | 15,113.00                          | 7,667.00                                                       |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                                                                                                       | 15,113.00                          | 7,665.62                                                       |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 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) (Till 09.08.2017)                                                                 | 203.54                             | 203.54                                                         |
| 3D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                                                                                                | 15,316.54                          | 7,869.16                                                       |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                                                                                                         | 15,502.08                          | 8,039.20                                                       |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                             |                                    | 53.48                                                          |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 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 )%                                                                                                                 |                                    | 51.86                                                          |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Total amount received from allottees till date since Inception of the Project (In Rs.)                                                                                                                                                                              |                                    | 17,822.79                                                      |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                        |                                    | 12,475.96                                                      |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 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 )                                                                                                 |                                    | 8,039.20                                                       |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 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 )                                                                                  |                                    | 12,205                                                         |
| 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Balance available in Designated A/c.                                                                                                                                                                                                                                |                                    | 276.06                                                         |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)                                                                                                                                                                   |                                    | -4,166                                                         |

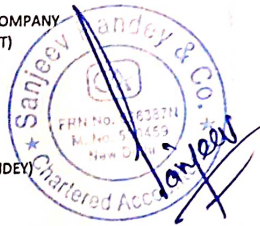


This certificate is being Issued on specific request of M/s JAYPEE INFRATECH LIMITED for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Disclaimer :

- 1 THE Company was undergoing Corporate Insolvency Resolution Process (CIRP) vide order dated 09.08.2017 of the Honable National Company Law Delhi, vide its order dated 07.03.2023 has approved the resolution plan of the Successful Resolution plan of the Successful Resolution Application M/s Surksha Realty Ltd With Lakshdeep Investment and Finance Private Limited . Pursuant thereto an implementation and monitoring committee (IMC) was constituted , and various appeals have been filed against the said approved Resolution plan. The Honable NCLAT with an observation that there is no impediment in the implementing the Resolution plan . Thus , effectively from 24.05.2024 , Resolutions applicants stands approved /attained finality (Subject to any new appeal pending adjudication before the Hon'ble Supreme court of India).
- 2 Contingencies Cost have not to be Included to arrived Estimated Costs .
- 3 This certificate has been given for the purpose of Renewal of RERA.

FOR SANJEEV PANDEY & COMPANY  
(CHARTERED ACCOUNTANT)



PROP.  
(FCA SANJEEV KUMAR PANDEY)

Membership No : 530459  
FRN No : 026387N  
Date : 12.06.2024  
UDIN No : 24530459BKCWJV5702