

# SANJEEV PANDEY & COMPANY

Chartered Accountants

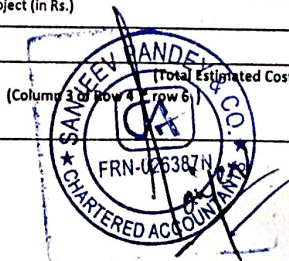
# H-10,205 Express Arcade

NETAJI SUBASH PLACE DELHI-110034

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| Form — 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                     |                                                                    |                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                     |                                                                    |                                                                |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                     |                                                                    |                                                                |
| Information as on 30.09.2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                     |                                                                    |                                                                |
| Certification work Assigned vide letter No. 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                     | Dated :- 11.10.2025                                                |                                                                |
| 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 Buddha Nagar, District - Gautam Buddha Nagar Pin 201304, admeasuring 99,718 sq. meter being developed by Jaypee Infratech Limited having RERA Registration No. - UPRERAPRJ3709, Designated A/C No. 0127103000018559 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Land Cost                                                                                                                                                                                                                                                           | 3                                                                  | 4                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (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                                                       |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Project Clearance Fees                                                                                                                                                                                                                                              |                                                                    |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (a) Fees paid to RERA                                                                                                                                                                                                                                               | 19.12                                                              | 19.12                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (b) Fees paid to Local Authority                                                                                                                                                                                                                                    | 390.03                                                             | 126.13                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                                                    |                                                                    |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (d) Any other (specify)                                                                                                                                                                                                                                             | 17.64                                                              | 17.64                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SUB TOTAL FEES PAID (in Rs.)                                                                                                                                                                                                                                        | 426.79                                                             | 162.89                                                         |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Cost of Development And construction                                                                                                                                                                                                                                |                                                                    |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (a) Cost of services (water, electricity to construction site), Site Overheads;                                                                                                                                                                                     | 2,19,441.69                                                        | 80,978.73                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (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                                                        | 80,978.73                                                      |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Cost of construction Incurred (As Certified by Project Engineer)                                                                                                                                                                                                    | 2,19,442.00                                                        | 83,469.00                                                      |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                                                                                                       | 2,19,442.00                                                        | 83,469.00                                                      |
| 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)                                                                                                                                                                                                                | 2,22,668.80                                                        | 86,695.80                                                      |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                                                                                                         | 2,25,667.88                                                        | 89,430.98                                                      |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                             |                                                                    | 49.00                                                          |
| 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 }%                                                                                                                |                                                                    | 39.63                                                          |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                                                                              |                                                                    | 1,44,981.05                                                    |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                        |                                                                    | 1,01,486.74                                                    |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Cummulative Amount that can be withdrawn from Designated a/c, i.e. Cost Incurred on the Project                                                                                                                                                                     | (Total Estimated Cost * Proportionate (Column 3 of Row 4 / Row 6)) | 89,430.98                                                      |



|    |                                                                                                                                                                                     |             |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 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 ) | 1,05,011.34 |
| 11 | Balance available in Designated A/c.                                                                                                                                                | 0.04        |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                   | -15,580.36  |

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 Contingencies Cost have not to be Included to arrived Estimated Costs . Development Cost incurred till Mar.25 as per books of account and for the period Apr-Sep.2025 is based on bank Statement.

For Sanjeev Pandey & Company  
(Chartered Accountant)

Sanjeev Kumar Pandey  
Prop  
M.No:530459  
FRN:026387N  
UDIN:25530459BMILRT5184  
Date:14/10/2025

