SANJEEV PANDEY & COMPANY
Chartered Accountants
H-10,205, Express Arcade
Netaji Subhash Palace, Delhi – 110034
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Form – 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR THE PURPOSE OF WITHDRAWL 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 Garden Isles for Construction of Tower GDI-3,4,5,6,7,8,9,10,11,12,14,15,16,17,18,19,20,21,22,23,24,25,26& 27, demarcated by its boundaries(latitude and longitude of the end-points) 28^ 30' 40" to the North, 28^ 30' 07" to the South,: : 77^ 22' 08" to the East : 77^ 22' 22" to the West of ,situated at Khasra / Plot No-46,47,48 and 49, Sector-133,Tehshil - Gautam Buddha Nagar, District - Gautam Buddha Nagar Pin 201304, admeasuring 1,22,045 sq. meter being developed by Jaypee Infratech Limited having RERA Registration No. -UPRERAPRJ3784, Designated A/C No. 0127103000018799 at IDBI Bank.

S.No.	Particulars	Rs.In Lacs Total Cost Estimated	Rs.In Lacs 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;	2,631.87	2,631.87
	(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.)	2,631.87	2,631.87

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2		
2	Project Clearance Fees		
	(a) Fees paid to RERA	6.16	6.16
	(b) Fees paid to Local Authority	530.63	245.67
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (Structure Audit)	22.22	22.22
	SUB TOTAL FEES PAID (in Rs.)	559.01	274.05
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	2,13,608.08	70,566.04
	(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)	2,13,608.08	70,566.04
3B	*Cost of construction incurred (As Certified by Project Engineer)*	2,13,608.08	70,600.00
3C	*Total Construction Cost (Lower of 3A and 3B.)*	2,13,608.08	70,566.04
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)*	3,293.59	3,293.59
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*	2,16,901.67	73,859.63
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2,20,092.55	76,765.55
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	33.22%	
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)%		34.88
7	Total amount received from allottees till date since inception of the Project (in Rs.)		1,59,183.43
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1,11,428
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)		76,765.55
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)		1,13,571.49
11	Balance available in Designated A/c.		185.20
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		-36,805.94

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 resoltion plan of the Successful Resolution plan of the Successful Resoltion Applicatio M/s Surksha Realty Ltd With Lakshdeep Investment and Finance Private Limited . Pursunat thereto an implementation and montitoring commitee (IMC) was constituted , and various appeals have been filed against the said approved Resoltion plan. The honable NCLAT with an observation that there is no impediment in the implementing the Resoltion plan . Thus , effectevely from 24.05.2024 , Resoltions applicants stands apporoved /attained finality (Subject to any new appeal pending adjudication before the Hon'ble Supreame court of India).

2 Conteigencies 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 : 24530459BKCWJP6530