



JAIN SHUBHAM M & CO

Chartered Accountants

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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 30th June 2024			
Subject: Certificate of amount incurred on ATS Pristine Golf Villa Ph-1 (Project Name) for Construction of 113 Tower/Block/Building(s) situated on Khasra No./Plot No. SC-1/C/C,A2,A4,A6,A11,A12, Sport City, Sector-150, Noida, UP , demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°42'62.21N", 77°48'72.19E" to the South 28°42'28.49"E, 77°48'33.99"N , to the East 28°42'41.11" N, 77°48'23.62"E to the West 28°42'70.33"N, 77°48'61.10"E of Village NA , Tehsil Gautam Buddha Nagar . Competent Authority/Development Authority NOIDA , District Gautam Buddha Nagar , PIN 201308 , admeasuring 97842.48 sq. meter area, being developed by Celerity Infrastructures Pvt Ltd [Promoter] having RERA Registration No UPRERAPRJ3796 , Designated A/C No. 8211935869 Bank Name Kotak Mahindra Bank			
S.No.	Particulars	Rs.in lakhs Total Cost Estimated	Rs.in lakhs 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; (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.	20,655	3,901
	SUB TOTAL LAND COST (in Rs.)	20,655	3,901
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	5	5
	SUB TOTAL FEES PAID (in Rs.)	5	5
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	31,794	8,881
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	31,794	8,881



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3B	Cost of construction incurred (As Certified by Project Engineer)	31,294	8,881
3C	Total Construction Cost (Lower of 3A and 3B.)	31,294	8,881
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)	25,000	19,671
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	56,294	28,552
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	76,954	32,457
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	28.38%	
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)	42.18%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		21,089
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		14,763
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)		32,457
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)		14,757
11	Balance available in Designated A/c.		5.58
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		17,700

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

Note: Land cost incurred has been decreased due to cost allocated to PGV(Phase-1) and newly launched project-ATS Kingston Heath(Phase-2)

Yours faithfully,

For Jain Shubham M & Co.
Chartered Accountant



CA Shubham Jain

Proprietor

M.No. 545552

Date: 08th Jul 2024

Place: New Delhi

UDIN: 24545552BKCRA2153