



JAIN SHUBHAM M & CO

Chartered Accountants

Email: cajainshubhamm@gmail.com | Contact: +91 9711613239, 9999379730

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31st December 2023			
Subject: Certificate of amount incurred on <u>ATS Pristine Golf Villa Ph-1 (Project Name)</u> for Construction of <u>113</u> Tower/Block/Building(s) situated on Khasra No./Plot No. <u>SC-1/C/C,A2,A4,A6,A11,A12, Sport City, Sector-150, Noida, UP</u> , demarcated by its boundaries (latitude and longitude of the end-points) to the North <u>28°42'62.21"N, 77°48'72.19"E</u> to the South <u>28°42'28.49"E, 77°48'33.99"N</u> , to the East <u>28°42'41.11"N, 77°48'23.62"E</u> to the West <u>28°42'70.33"N, 77°48'61.10"E</u> of Village <u>NA</u> , Tehsil <u>Gautam Buddha Nagar</u> . Competent Authority/Development Authority <u>NOIDA</u> , District <u>Gautam Buddha Nagar</u> , PIN <u>201308</u> , admeasuring <u>97842.48</u> sq. meter area, being developed by <u>Celerity Infrastructuren Pvt Ltd</u> [Promoter] having RERA Registration No <u>UPRERAPRJ3796</u> , Designated A/C No. <u>8211935869</u> Bank Name <u>Kotak Mahindra Bank</u>			
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	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	31,794	7,801
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	31,794	7,801
3B	Cost of construction incurred (As Certified by Project Engineer)	31,294	7,801
3C	Total Construction Cost (Lower of 3A and 3B.)	31,294	7,801
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	27,471



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4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	76,954	31,377
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	24.93%	
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)	40.77%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		19,402
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		13,581
9	Cumulative 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)		31,377
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)		13,581
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		17,796

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: 10th Jan 2024

Place: New Delhi

UDIN: 24545552BKCQXE1700