



SHUBHAM JAIN

CHARTERED ACCOUNTANT

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'22			
Dated :- 11.01.2023			
Subject: Certificate of amount incurred on <u>ATS Pristine Golf Villa Ph-1 (Project Name)</u> for Construction of 113 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>129701.810</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>			
		Rs.in lakhs	Rs.in lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	20,654.5	3,900.9
	SUB TOTAL LAND COST (in Rs./Lakhs)	20,654.5	3,900.9
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
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)	4.9	4.9
	SUB TOTAL FEES PAID (in Rs./Lakhs)	4.9	4.9
3A	Cost of Development And construction	31,793.8	6,498.1
	Sub Total of Construction Cost (in Rs./Lakhs) (sum of (a) to (d) of Row 3a)	31,793.8	6,498.1



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3B	Cost of construction incurred (As Certified by Project Engineer)	31,293.8	6,498.1
3C	Total Construction Cost (Lower of 3A and 3B.)	31,293.8	6,498.1
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)	25,000.3	19,460.0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	56,294.1	25,958.1
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	76,953.5	29,863.9
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's	21%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total	39%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		16,480.7
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		11,536.5
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)		29,863.9
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)		11,536.5
11	Balance available in Designated A/c.		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9		18,327.4
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,

CA Shubham Jain



Chartered Accountant

M.No. 545552

Date: 11th Jan 2023

Place: New Delhi

UDIN: 23545552BGWXM04199