



# 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 March 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                    |                      |                                            |
| Dated :- 13-Apr-2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                    |                      |                                            |
| <b>Subject:</b> 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> |                                                                                                                                                                                    |                      |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                    | 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.)                                                                                                                                                       | 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<br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify) | 4.9                  | 4.9                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | SUB TOTAL FEES PAID (in Rs.)                                                                                                                                                       | 4.9                  | 4.9                                        |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Cost of Development And construction                                                                                                                                               | 31,793.8             | 6,733.6                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)                                                                                                              | 31,793.8             | 6,733.6                                    |



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|    |                                                                                                                                                                                     |          |          |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| 3B | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                    | 31,293.8 | 6,733.6  |
| 3C | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                       | 31,293.8 | 6,733.6  |
| 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 | 19,670.6 |
| 3  | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                | 56,294.1 | 26,404.2 |
| 4  | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                         | 76,953.5 | 30,310.1 |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                             | 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 )                                 | 39%      |          |
| 7  | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                              |          | 17,166.0 |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                        |          | 12,016.2 |
| 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 )                 |          | 30,310.1 |
| 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 ) |          | 12,016.2 |
| 11 | Balance available in Designated A/c.                                                                                                                                                |          | -        |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9)                                                                                            |          | 18,293.8 |

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: 13<sup>th</sup> Apr 2023

Place: New Delhi

UDIN: 23545552BGWXNF4009