



SUNNY VIJAY & 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 20.12.2023			
Certification work Assigned vide letter No.		Dated :- 25.12.2023	
<p>Subject: Certificate of amount incurred on Development work of Plot no.4,5,16-27 , part of commercial plot no. 8 , H BLOCK,JAIPURIA SUNRISE GREEN NH 24, GHAZIABAD, U.P. demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Shahpur Bamheta , Tehsil Dasna , Distt. Ghaziabad , Competent Authority/Development Authority - Ghaziabad Development Authority , District Ghaziabad, admeasuring 5234 sq. meter area i.e 5234 sqm of plot area of each plot , being developed by Welocme Vertex Infra Private Limited [Promoter] having RERA Registration No. To be Applied , Designated A/C No. 923020054370018,923020054370021, 923020054370005 Bank Name AXIS BANK ,Ahinsa Khand-2 , Indirapuram , Ghaziabad</p>			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	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.	2277.8	0
	SUB TOTAL LAND COST (in Rs.)	2277.8	0

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)	150	0
	SUB TOTAL FEES PAID (in Rs.)	150	0
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);	1878.56	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1878.56	0
3B	Cost of construction incurred (As Certified by Project Engineer)	1878.56	0



3C	Total Construction Cost (Lower of 3A and 3B.)	1878.56	0
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)	300	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	4606.36	0
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0.00%
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) %		0.00%
7	Total amount received from allottees till date since Inception of the Project (in Rs. Lacs)		0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0
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)		0
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)		0
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		0

1. This certificate is being issued on specific request of M/s Welcome Vertex Retail Infra Limited (Name of the Promoter) 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.

2. The Project "VeWe Street" is being developed on approved township map which are part of commercial plot no.8 , of land owner SMV Agencies Pvt. Ltd , Jaipuria Sunrise Greens NH-24 , vill shahpur Bamheta Ghaziabad . The prjct is being developed by M/s Welcome Vertex Infra Pvt. Ltd. Both the parties agreed to develop the land on "Development Agreement Model" . As per understanding the project will be developed in two phases in which the revenue shall be shared as per the terms of the development agreement against the owner share against the consideration of land .

For Sunny Vijay & Co.

Chartered Accountants
FRN :- 025667N

Sunny Vijay
Prop.

M.No. 420358

Dated:- 25/12/2023

Place :- New Delhi

UDIN :- 23420358BGPXGD3864

