



Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on **30 Sep, 2022**

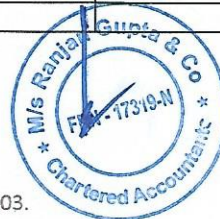
Certification work Assigned vide letter No.G3/RERA/2022-23/Sep 2022

Dated :- **14 Oct, 2022**

Subject: Certificate of amount incurred on **NIRALA ASPIRE PH-II** for Construction of **Residential Units** comprising of No. of **142 dwelling units** situated at **Plot No GH-03, SECTOR-16, GREATER NOIDA (WEST)** demarcated by its boundaries (Latitude and Longitude of the end points : **28°36'39.4"N to the 28°36'37.8"N to the 77°27'08.7"E to the 77°27'12.6"E**) to the Tehsil - **Gautam Budh Nagar (Dadri)**, Competent Authority/Development Authority - **GREATER NOIDA DEVELOPMENT AUTHORITY**, admeasuring parcel of Land under Nirala Aspire PH-II is **8867.893 Sq. Meter** out of total Land Area of **78021.19 sq. mts.** area being developed by **M/s G3 Aspire Nirala Gold LLP**, Promoter ID - **UPRERAPRJ783018 Rera No.**, Designated A/C No. **M/s G3 Aspire Nirala Gold LLP- Collection Account for Nirala Aspire phase II (B1 to B10, B12, B14)-414605001182 & M/s G3 Aspire Nirala Gold LLP- -Separate Bank Account for Nirala Aspire Phase II (B1-B10, B12, B14) 414605001178"**, Bank Name - **ICICI BANK, Cherry County Branch, Gautam Budh Nagar, Greater Noida West, UP.** Data regrouped and reclassified as considered necessary.

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
1	2	3	4
	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.	4,747	-
	SUB TOTAL LAND COST (in Rs.)	4,747	-
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
	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)	75	0.19
	SUB TOTAL FEES PAID (in Rs.)	75	0.19
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);	2,319	131
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,319	131

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For M/s Ranjan Gupta & Co.
Chartered Accountants

Ranjan Gupta Prop.
M.No. 082408 FRN - 17319-N

14-10-2022

3B	Cost of construction incurred (As Certified by Project Engineer)	2,319	131
3C	Total Construction Cost (Lower of 3A and 3B.)	2,319	131
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)		-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,319	131
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	7,141	131
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		1.83
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)%		1.83
7	Total amount received from allottees till date since Inception of the Project (in Lacs of Rs.)		137.74
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		96.42
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)		130.98
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)		96.42
11	Balance available in Designated A/c.		32.70
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		67.26

This certificate is being issued on specific request of M/s G3 Aspire Nirala Gold LLP- for UP RERA compliance. The said certificate has been issued to the best of my knowledge, on the basis of my scrutiny of books of accounts, records and documents as produced before me for verification by the management save as except for third party independent confirmation of Creditors/Liabilities of G3 Aspire Nirala Gold LLP having their registered office at 975 Janta Flats ,Nand Nagri,Shahdra ,EAST DELHI -PAN No AAXFG7939F for verification.

This certificate is issued under my seal and signature.

Unique Document Identification Number (UDIN) for this document is 22082408AZTWIY5358

For RANJAN GUPTA & CO

Chartered Accountants,

Firm Registration No- 017319 N



For M/s Ranjan Gupta & Co
Chartered Accountants

Ranjan Gupta

Proprietor

Membership number: 082408

Date: October 14, 2022

Place: NOIDA

Ranjan Gupta Prop.
M.No. 082408 FRN - 17319-N

14-10-2022