



# M BINDAL & ASSOCIATES

## Chartered Accountants

### Form – 5

#### Chartered Accountant Certificate

(To be submitted at the time of registration of project)

(For The Period till 13th August 2025)

**Subject-** Certificate of amount incurred on Numax City-1 , Muzaffarnagar for Acquisition and Development of 327 Nos. of Plots admeasuring situated on KHASARA NO. 1406, 1420, 1426, 1427, 1410m, 1375/1, 1379/14, 1436, 1454, 1425/3, 1424M, 1439/1, 1469M, 1462, 1452M, 1380, 1383, 1384, 1388, 1375/2, 1407/1, 1392, 1379/18, 1394M, 1382M, 1392, 1420, 1420/2, 1380, 1390, 1394, 1396, 1379/14, 1381M, 1397M VILLAGE JARAUDA, TEHSIL SADAR , DISTRICT MUZAFFARNAGAR U.P. AND CONSISTING KHASARA NO. 1, 4, 1/975, 1क/ 975, 366अ VILLAGE BEGRAJPUR, TEHSIL KHATAULI, Muzaffarnagar demarcated by its boundaries latitude 29.39305833 and longitude 77.70091667 Under Competent Authority / Development Authority Muzaffarnagar Development Authority, Muzaffarnagar District Muzaffarnagar admeasuring 144577 sq.mts area being developed by Promoter NUMAX REALCON PVT. LTD. RERA Registration No. in process, Promoter Id UPRERAPRM358427., having Separate A/C No. 2514002100020762 Bank Name Punjab National Bank..

**Competent Development Authority:** Muzaffarnagar Development Authority,

**Designated A/C No.:** 2514002100020762

**Bank Name :** Punjab National Bank

**Name of the Promoter :** Numax Realcon Private Limited

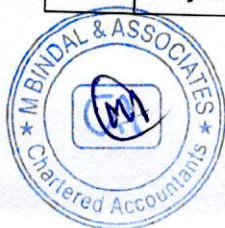
**Name Of The Project :** Numax City- 1 Muzaffarnagar

On the basis of the information & explanation given to us for our verification We Certified that the following is the total estimated cost and actual incurred cost by the Promoter M/s Numax Realcon Private Limited in its Numax City - 1 Muzaffarnagar project for the development of the project as on 26<sup>th</sup> June 2025.

<i>Amt in Lakh</i>			
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	<b>Land Cost</b>		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	7145.00	1657.00
	(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;	0	0
	(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);	0	0
	(e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Bank, 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.	0	0
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>7145.00</b>	<b>1657.00</b>
2	<b>Project Clearance Fees</b>		
	(a) Fees paid to RERA	11.00	11.00
	(b) Fees paid to Local Authority	600.00	600.00
	(c) Consultant/Architect Fees (directly attributable to project)	139.00	65.00
	(d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>750.00</b>	<b>676.00</b>
3A	<b>Cost of Development And construction</b>		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	5103.00	0
	(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);	0	0
	(c) Cost of material actually purchased;	0	0
	(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	306.00	200.00
	<b>Sub Total of Construction Cost (in Rs.)(sum of (a) to (d) of Row 3a )</b>	<b>5409.00</b>	<b>200.00</b>
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	5103.00	0
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	5103.00	200.00
3D	<b>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 and GST other taxes)</b>	0	0
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	<b>5103.00</b>	<b>200.00</b>
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>12998.00</b>	<b>2533.00</b>
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	<b>0%</b>	



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)%	19.74%
7	Total amount received from allottees till date since Inception of the Project In Bank A/c No. 2514002900000092 (in Rs.)	-
8	70% Amount to be deposited in Designated Bank Account No. 2514002100020762 (0.7*Row 7)	-
9	Cumulative Amount that can be withdrawn from Designated Bank Account No. 2514002100020762, i.e.(Total Estimated Cost * proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6 )	-
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	Balance available in Designated Bank Account No. 2514002100020762	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	-

This certificate has been issued on the specific request of the Management of M/s Numax Realcon Private limited for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

**For M Bindal & Associates**  
Chartered Accountants  
FRN No.0039415N

  
**Mukesh Bindal**  
(Partner)  
M.No. 511038  
UDIN: 25511038BMIXUS5699



Place: New Delhi  
Date: 13<sup>th</sup> August, 2025