VIPIN SURESH & ASSOCIATES

Chartered Accountants

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(CERTIFICATE FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 19/01/2023

Certification work Assigned vide letter No.-------NIL------ Dated :- 19/01/2023

Subject: Certificate of amount incurred on [Project Name] for Construction of Work of Plotting Development of the Project HIGHWAY CITY-17 SATYA KUNJ [New UPRERA Registration] situated on the Khasra No 178 & 179 Demarcated by its boundaries (latitude and longitude of the end points) 29°04'53"N 77°14'54"E to the North 29°04'48"N 77°14'57"E to the South 29°04'51"N 77°14'59"E to the East 29°04'50"N 77°14'52"E to the West of village SHAHPUR BADAULI PARGANA Tehsil BARAUT Competent/ Development authority Baghpat Baraut Khekra Development Authority District BAGHPAT PIN 250611 admeasuring 20428.80 sq.mts. area being developed by ABV BUILDTECH L.L.P. ***having RERA Registration No*** **.(New Project)- , Designated A/C No. 922020047529305 Bank Name AXIS BANK**

		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.	150	150
	SUB TOTAL LAND COST (in Rs.)	150	150

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)	235	85
	SUB TOTAL FEES PAID (in Rs.)	235	85

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M.No. 079592
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UDIN: 23079592BGPLIE8386

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);	415	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	415	0
3B	***Cost of construction incurred (As Certified by Project Engineer)***	352	2.6
3C	***Total Construction Cost (Lower of 3A and 3B.)***	352	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)***		0
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	352	0
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**737**	**237.6**
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.74	
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)%	32.24	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	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)**	237.60	
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)**	237.6	

This certificate is being issued on specific request of M/s ABV Buildtech LLP 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.

VIPIN SURESH & ASSOCIATES MEERUT Chartered Accountants

No. 079592
19/07/2023

Signature of Chartered Accountant with seal
(Name of the Chartered Accountant) - CA VIPIN KUMAR
(Membership Number) - 079592

UDIN: 23079592BHPLIE8306