



# RAVINDER KUMAR & COMPANY.

(Chartered Accountants)

Noida Office-N4/106, Jaypee Aman, Sec-151, Noida, Gautam Buddha Nagar- 201310 (Uttar Pradesh)

Branch Office- Vishnu Garden-B, Behind Sabharwal Hospital, Jagadhari-135003 (Haryana)

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| Form - 5                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                                           |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                                           |
| Information as on 31-03-2022                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                                           |
| Certification work Assigned vide letter No.0042                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Dated :-31-03-2022                  |                                                           |
| Subject: Certificate of amount incurred on Spectrum@Metro for Construction of Phase III Tower/Block/Building(s) A situated on Khasra no./Plot No. C & D Sector-75, Competent Authority/Development Authority, District Gautam Budh Nagar, PIN 201301, admeasuring sq. meter area 3265 SQMT, being developed by Blue Square Infrastructure LLP having RERA Registration No. UPRERAPRJ6037, Designated A/C No.158005001462 Bank Name-ICICI Bank Ltd. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                                           |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                              | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Rs. In lacs<br>Total Cost Estimated | Rs. In lacs<br>Amount incurred (actual out-flow) till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Land Cost                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3                                   | 4                                                         |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                  | (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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);<br>(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. | 12,478                              | 1,830                                                     |
| SUB TOTAL LAND COST (In Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 12,478                              | 1,830                                                     |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                              | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Total Cost Estimated                | Amount incurred (actual out-flow) till now                |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Project Clearance Fees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 3                                   | 4                                                         |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                  | (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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 89                                  | 71                                                        |
| SUB TOTAL FEES PAID (In Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 89                                  | 71                                                        |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Cost of Development And construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 10,492                              | 4,975                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) Cost of services (water, electricity to construction site), Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     | 4,725                                                     |
| Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     | 79                                                        |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10,492                              | 4,975                                                     |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 7,059                               | 3,288                                                     |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 7,059                               | 3,288                                                     |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | -                                   | 42                                                        |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 7,059                               | 3,330                                                     |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 19,626                              | 5,230                                                     |
| 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 )%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 46.58%                              | 26.65%                                                    |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Total amount received from allottees till date since Inception of the Project (In Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |                                                           |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     | 5,015                                                     |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Cummulative Amount that can be withdrawn from Designated a/c, i.e. the Project (Column 3 of Row 4 * row 6 ) (Total Estimated Cost * Proportionate Cost Incurred on the Project)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     | 3,511                                                     |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | 5,230                                                     |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Balance available in Designated A/c.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     | 3,511                                                     |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | -                                                         |
| Note: Cost of development & Construction does not include Admin Expenses and Travelling Expenses which are not directly related to project.                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     | 1,720                                                     |
| This certificate is being issued on specific request of M/s BLUE SQUARE INFRASTRUCTURE LLP for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                                           |

Signature of Chartered Accountant with seal  
(CA RAVINDER KUMAR)  
(536915)  
UDIN: 22536915AHCVPB3335

