



# NITIN KAPOOR & COMPANY

## CHARTERED ACCOUNTANTS

Form – 5

### CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30-09-2023

**Subject :** Certificate of Percentage of Completion of Construction Work of SETHI VENICE, No. of Building(s)/ 04 Residential Towers & 01 Commercial Tower of the ONE Phase of the Project SETHI VENICE UPRERAPRJ6357 situated on the Khasra No/ Plot no. SC 01 /A4, SECTOR 150, NOIDA, U.P. Demarcated by its boundaries (latitude and longitude of the end points) 28° 26'13.0"N 77° 28'53.0" E to the North 28° 25'59.8"N 77° 28'54.5"E to the South 28° 26'06.6"N 77° 29'01.6"E to the East 28° 26'03.4"N 77° 28'49.5" E to the West of village NA Tehsil Gautam Budh Nagar Competent/ Development authority NOIDA District Gautam Budh Nagar PIN 201301 admeasuring 19000 sq.mts. area being developed by M/S Esthetic Buildtech Pvt. Ltd.

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Rs IN Lacs           | Rs IN Lacs                                 |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Total Cost Estimated | Amount incurred (actual out-flow) till now |
| 1     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3                    | 4                                          |
| 1     | <b>Land Cost</b><br>(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. | 6600                 | 2359                                       |
|       | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 6600                 | 2359                                       |
| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Total Cost Estimated | Amount incurred (actual outflow) till now  |
| 1     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3                    | 4                                          |
| 2     | <b>Project Clearance Fees</b><br>(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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 300                  | 208                                        |
|       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 300                  | 208                                        |



# DF-125/6, KAPOOR'S STREET, NEAR BLUE JAY RESTAURANT, SAMALKHA, PANIPAT, HARYANA, 132101

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|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |      |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------|
| 3A | <b>Cost of Development And construction</b><br>(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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project); | 13500  | 6498 |
|    | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               | 13500  | 6498 |
| 3B | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 13500  | 5665 |
| 3C | <b>Total Construction Cost (Lower of 3A and 3B)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 13500  | 5665 |
| 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)</b>                                                                                                                                                                                                                                                                                                                                  | 4177   | 2395 |
| 3  | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 17677  | 8060 |
| 4  | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 20400  | 9065 |
| 5  | Percentage completion of Construction Work completed<br>(as per Project Engineer, Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                                  | 44.26% |      |
| 6  | Percentage completion of Total project<br>(Proportionate cost incurred on the project to the total estimated cost)<br>(Col.4 of row 4 / Col.3 of row 4) %                                                                                                                                                                                                                                                                                                                                                                   | 44.44% |      |
| 7  | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4923   |      |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 3446   |      |
| 9  | Cummulative Amount that can be withdrawn from Designated a/c, i.e.<br>(Total Estimated Cost * Proportionate Cost Incurred on the Project)<br>(Column 3 of Row 4 * row 6 )                                                                                                                                                                                                                                                                                                                                                   | 9065   |      |
| 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)                                                                                                                                                                                                                                                                                                                                           | 3441   |      |
| 11 | Balance available in Designated A/c                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 4.90   |      |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate<br>(Row 9 - Row 10)                                                                                                                                                                                                                                                                                                                                                                                                                        | 5624   |      |

This certificate is issued at the request of M/s Esthetic Buildtech Pvt. Ltd. for UP RERA compliance purposes only. It is based on information and documents provided by the management. The verification is limited to the data made available and should not be treated as an audit or assurance. The certificate is meant solely for submission to UP RERA, and no responsibility is accepted towards any person other than the Promoter and the regulatory authority.

**For M/s Nitin Kapoor & Co.**  
Chartered Accountants  
Firm Registration No.: 0039400N



**CA Nitin Kapoor**  
(Proprietor)  
Membership N.: 559513  
UDIN: 25559513BMIEKP1555  
Place: Panipat  
Date: 07-11-2025