Ajit Kumar Jain
Chartered Accountants

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Form -5

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

Information as on 31.12.2021 Dated 12.03.2022
Certification work Assigned vide Dated 11.03.2022

On the basis of information/records produced before us for verification, we hereby certify that the amount incurred on [Project "Andromida Planet One"for Construction of A & B Tower situated at GH-7, Koyal Enclave, Bhoupra Mode, Loni Road, Ghaziabad-201005, demarcated by its boundaries (latitude and longitude of the end-points) 28°42' 21.65"N 77°19' 53.18"E to the North-East 28°42' 18.42"N 77°19' 53.59"E to the South- East 28°42' 18.45"N 77°19' 51.00"E to the South-West 28°42' 21.71"N 77°19' 50.87"E to the North-West of Koyal Enclave Loni , Tehsil , District Ghaziabad, PIN:- 201005 , admeasuring 6740 sq. meter area, being developed by M/s Andromida Real Estate Consortium Private Limited (CIN- U70109DL2014PTC268376), PAN- AAMCA7164Q, *having RERA Registration No* . UPRERAPRJ6531, having regd. Office at A-90, NATHU COLONY, SHAHDARA, DELHI-110093 Designated A/C No. 57500000620448 Bank Name-HDFC Bank, Branch-Sector-62, Noida.

S. No.	Particulars	Rs. (In lakhs) Estimated	Rs. (In lakhs) Incurred
(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;	2,487.77	2,487.77
	(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;	174.79	174.79
	(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);	161.25	161.25
	(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.	1,560.02	1,560.02
	SUB TOTAL LAND COST (in Rs.)	4,383.83	4,383.83

S. No.	Particulars	Amount (Rs) Estimated	Amount (Rs) Incurred
(1)	(2)	(3)	(4)
2	Project Clearance Fees:		
	(a) Fees paid to RERA	0.39	0.39
	(b) Fees paid to Local Authority	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	50.75	39.17
	(d) Any other (specify)	-	-
	SUB TOTAL FEES PAID (in Rs.)	51.14	39.56

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3A	**Development Cost/ Cost of 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);	- - - -	1,386.61 - 2,394.54 205.79
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5,667.16	3,986.94
3B	*Cost of construction incurred (As Certified by Project Engineer)*	5,667.16	5,063.32
3C	*Total Construction Cost (Lower of 3A and 3B.)*		3,986.94
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)		365.13
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	-	4,352.06
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	10,102.13	8,410.32
5	Percentage completion of Construction Work completed (as per Chartered Engineer Certificate)		89.34%
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)%	-	83.25%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	-	5,338.15
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		3,736.70
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)		8,410.32
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)		5,338.15
11	Balance available in Designated A/c.		3.20
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		3,072.18

This certificate is being issued for RERA compliance for the Company "Andromida Real Estate Consortium Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company and without any liability of whatsoever nature on our part.

CA. Ajit Kumar Jain ★ Chartered Accountant ★ Delhi M.No. 091392

CA Ajit Kumar Jain
Chartered Accountants
M. No. 091392
UDIN: 22091392AESOEL3093

Place : Delhi
Dated : 12th March 2022

Note: This certificate is being filed in March, 2022 & penalty for delayed filing has already being paid. Since old data is not available, the latest certificate is being filed for reference.