

# AGARWAL Y & ASSOCIATES

## CHARTERED ACCOUNTANTS



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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 30th September 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                      |                                    |                                                                 |
| Certification work Assigned vide letter No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                      | Dated :- 10-10-2024                |                                                                 |
| <b>Subject:</b> Certificate of amount incurred on <b>M/S AVS CITY CENTRE</b> for Construction of 1 No. Building Tower/Block/Building(s) situated on Khasra no./Plot No.1128M, demarcated by its boundaries (28°42'14.5"N 77°25'49.1"E to the North, 28°42'11.9"N 77°25'50.0"E to the South 28°42'13.2"N 77°25'51.3"E to the East 28°42'13.6"N 77°25'48.1"E to the West of Village Noor Nagar, Tehsil Ghaziabad. Competent Authority/Development Authority GHAZIABAD DEVELOPMENT AUTHORITY, District GHAZIABAD, PIN 201002, admeasuring 4752.73 sq. meter area, being developed by M/S AVS INDIA INFRAPROP LLP <b>having RERA Registration No .UPRERAPRJ608491, Designated A/C No. - 1747103535 Bank Name KOTAK MAHINDRA BANK, RAJ NAGAR, GHAZIABAD, INDIA.</b> |                                                                                                                                                                                                                                                                      |                                    |                                                                 |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Particulars                                                                                                                                                                                                                                                          | Rs.in lacs<br>Total Cost Estimated | Rs. In lacs<br>Amount incurred<br>(actual out-flow) till<br>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;                                                                                                                                                    | 5115.50                            | 0.00                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (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;                                                                                                | 0.00                               | 0.00                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (c) Acquisition cost of TDR (Transfer of Development Rights), if any;                                                                                                                                                                                                | 0.00                               | 0.00                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (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);                                 | 0.00                               | 0.00                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (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. | 0.00                               | 0.00                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                  | 5115.50                            | 0.00                                                            |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Particulars                                                                                                                                                                                                                                                          | Total Cost Estimated               | Amount incurred<br>(actual out-flow) till<br>now                |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2                                                                                                                                                                                                                                                                    | 3                                  | 4                                                               |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Project Clearance Fees</b>                                                                                                                                                                                                                                        |                                    |                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (a) Fees paid to RERA                                                                                                                                                                                                                                                | 0.68                               | 0.68                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (b) Fees paid to Local Authority                                                                                                                                                                                                                                     | 292.25                             | 292.25                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                                                     | 0.00                               | 0.00                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (d) Any other (specify)                                                                                                                                                                                                                                              | 0.00                               | 0.00                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                  | 292.93                             | 292.93                                                          |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Cost of Development And construction</b>                                                                                                                                                                                                                          |                                    |                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (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);                                                           | 5055.55                            | 1085.07                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (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);                                                                                                                                              |                                    |                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                         | 5055.55                            | 1085.07                                                         |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                              | 5055.55                            | 1576.21                                                         |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                 | 5055.55                            | 1085.07                                                         |
| 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>                                                                             | 0.00                               | 0.00                                                            |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                          | 5055.55                            | 1085.07                                                         |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                   | 10463.98                           | 1378.00                                                         |



|    |                                                                                                                                                                                     |         |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                             | 31.19%  |
| 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 )%                                 | 13.17%  |
| 7  | Total amount received from allottees till date since Inception of the Project (in Rs.) *                                                                                            | 690.80  |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                        | 483.56  |
| 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 )                  | 1378.00 |
| 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 ) | 483.56  |
| 11 | Balance available in Designated A/c.                                                                                                                                                | 0.00    |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate(Row 9 – Row 10)                                                                                    | 894.44  |

This certificate is being issued on specific request of M/S AVS INDIA INFRAPROP LLP for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

(\*Note: Gross Collection during the IInd Qtr is Rs.55.14 Lacs, amount refunded to allottee is Rs. 20Lacs. Therefore Net Collection of Rs 35.14 Lacs is considered.)

For Agarwal Y & Associates  
Chartered Accountants  
FRN No. 036404C



Proprietor  
CA Yash Agarwal  
Mem. No.- 475984  
UDIN- 24475984BKPNGS2989  
Date: 10-10-2024  
Place: Noida