

GROVER MUKESH & ASSOCIATES

CHARTERED ACCOUNTANTS

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TO WHOMSOEVER IT MAY CONCERN

Information as on 31.12.2022			
Subject: Certificate of amount incurred on M/s Antriksh Golf City Phase-2 & Registration No-UPRERAPRJ6971 for Construction of Sc-01/B-02, Sec-150, Greater Noida, situated on Khasra no./Plot No.-Sc-01/B-02, Sec-150, Greater Noida, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village, Tehsil Competent Authority/Development Authority, District Gautam Budh Nagar, PIN -201301, admeasuring(80932) sq. meter area, being developed by M/s Contend Infrastructure Pvt.Ltd.(Promoter)having rera registration No-UPRERAPRM13619 & designated a/c in Union Bank Of India.			
Cost of land & on site construction of Real Estate Project (All figures in Rs.Lakh)			Rs. in lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	Land Cost	2,364	519
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;		
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;		
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;		
	(d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);		
	(e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to Competent Authority.		
	SUB TOTAL LAND COST (in Rs.)	2,364	519
2	Project Clearance Fees	4.10	4.10
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	4.10	4.10
3	Cost of Development And construction	3,064	920
	(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);		
	Sub Total of Construction Cost (in Rs.)	3,064	920
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	5,432	1,443
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		52
5a	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		52
6	Total amount received from allottees till date since Inception of the Project (in Rs.)		1,167
6a	70% Amount to be deposited in Designated Account (0.7*Row 6)		817
7	Amount that can be withdrawn from the designated A/C (Row 6a*Row 5a) or (Column 4 of Row 4), whichever is less		425
7a	70% of receivables (0.7*Row 7)		297
8	Total of (Row 6a+Row 7a)		1,114
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project)		2,824
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)		1166
11	Balance available in Designated A/c.		2



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12	Amount to be replenished before next quarter submission of CA certificate (Row 9 – Row 10)	1,658
This certificate is being issued on specific request of M/s Contend Infrastructure Pvt.Ltd. (Promoter) for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.		

For Grover Mukesh & Associates
Chartered Accountants



Partner

(M. No. 087712)

FRN: 008970N

Date: 20/03/2023

Place: New Delhi

UDIN: 23087712BGYEYR8148