



SANDEEP BAHL & CO.
Chartered Accountants

1080, Jama Masjid, Delhi-6
Tel: Off 23268305

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR THE PURPOSE OF REGISTRATION OF NEW GROUP HOUSING PROJECT "IMPERIAL HEIGHTS PHASE-2")

Information as on 25th April, 2025

Certification work Assigned vide letter No.Rera Cert/Regd-3

Dated :- 25/04/2025

Subject: Certificate of amount incurred on [Project Name] for Construction of **Imperial Heights Phase-2 RERA ID No.TO BE APPLIED Tower/Block/Building(s) A,B and C together with Educational and Commercial Areas** situated on Khasra no./Plot No.69m,70m,70mi,71m.71mi,72m, 72mi,73m,73mi,76m,76mi,77/2,79mi 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 **CHHAJARSI, Tehsil DADRI** Competent Authority/Development Authority **GHAZIABAD DEVELOPMENT AUTHORITY, District GAUTAM BUDH NAGAR , PIN-201014**, admeasuring 11,905 sq. meter (Out of Total 28697 sq. meter area Includ. for Phase-1), being developed by **M/s RAMPRASTHA URBAN DEVELOPMENT PRIVATE LIMITED** having RERA Registration No.**TO BE APPLIED, Designated A/C No. 50200087800337 (Separate A/c) Bank Name HDFC Bank, Sec-63 Noida Branch, Gautam Budh Nagar, UP-201306**

S.No.	Particulars	Amt. in Rs.	
		Total Cost Estimated	Amount incurred (actual out-flow) till now
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; (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; (GDA) (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.	56,57,25,600	0
	SUB TOTAL LAND COST (in Rs.)	56,57,25,600	0

S.No.	Particulars	Amount incurred (actual out-flow) till now	
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (GDA) (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	4,00,000 35,00,00,000 4,00,00,000 1,00,000	3,71,268 38,40,60,972 3,36,400 80,027
	SUB TOTAL FEES PAID (in Rs.)	39,05,00,000	38,48,48,667



3A	Cost of Development And 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);	2,30,00,00,000	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,30,00,00,000	0
3B	Cost of construction incurred (As Certified by Project Engineer)	N.A.	0
3C	Total Construction Cost (Lower of 3A and 3B.)	2,30,00,00,000	0
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)	N.A.	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,30,00,00,000	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,25,62,25,600	38,48,48,667
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0%
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)%		11.82%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0
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)		0
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)		0
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		0
This certificate is being issued on specific request of M/s RAMPRASTHA URBAN DEVELOPMENT (PVT) LTD for UP RERA Registration. 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. Further Note.			
1	Cost of land is calculated based on prevailing circle rate (@ Rs. 44,000/sq.mt. and Stamp Duty) considering proportionate area utilised in Phase-2 out of the Total Area incld. Phase-1		
2	Cost of development and construction is as per engineers certificate and includes estimated cost of Internal & External Development Works including Common amenities and facilities. The cost as estimated initially may increase due to increase in prices and alterations in constructed area		
3	The Interest and other charges on loan from M/s Kotak Mahindra Investments Ltd taken to pay GDA Fees has been added to Fees paid to Local Authority. The said loan taken for payment of GDA fees has been repaid in full as on date.		

Place : Delhi
Dated: 25th April, 2025
UDIN: 25095790BMNYMI3294



For M/s Sandeep Bahl & Co.
Chartered Accountants

Sandeep Bahl
(Sandeep Bahl)
FCA Prop.
M.No. 095790