



Shweta Jain

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30th Sept 2023

Certification work Assigned vide letter No. BHPL/2023-24/002

Dated :- 12th Oct 2023

Subject: Certificate of amount incurred on The Brook Phase-1 for Construction of 03 Tower/Block/Building(s) 03 situated on Khasra no./Plot No. GH-03C, Sec-12, 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 Saini, Tehsil Gautam Budh Nagar Competent Authority/Greater Noida Industrial Development Authority, District Greater Noida, PIN 201318 admeasuring 20,000 sq. meter area, being developed by Blessings Homz Pvt Ltd having RERA Registration No. UPRERAPRJ228846, Designated A/C No. 033 00 500 8409 Bank Name ICICI Bank Ltd

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
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; (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.	7350	8485
	SUB TOTAL LAND COST (in Rs.)	7350	8485
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	150	142
	SUB TOTAL FEES PAID (in Rs.)	150	142
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);	12000	5020
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	12000	5020
3B	Cost of construction incurred (As Certified by Project Engineer)		5020
3C	Total Construction Cost (Lower of 3A and 3B.)		5020
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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	12000	5020
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	19500	13647
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		42
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)%		69.98461538
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		13534
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		9473.8
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Proportionate Cost Incurred on the Project (Total Estimated Cost * (Column 3 of Row 4 * row 6)		13647
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)		9473.8
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)		4173.2

This certificate is being issued on specific request of M/s Blessings Homz Pvt Ltd 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.

Signature of Chartered Accountant with seal
(C.A. Shweta Jain)

(524757- Membership No.)

UDIN: 23524757BGYCBU9165

A.K. INFRASTRUCTURE PVT. LTD.

66, JANK PARK, HARI NAGAR, New Delhi-110064

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of 03 No. of Building(s)/ 03 Block(s) (Tower A, B & C & Commercial) of the 01 Phase of the Project The Brook Phase

I/We Rajesh Jain have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the 03 Building(s)/03 Block/ Tower (s) of 01 Phase of the Project, situated on the Khasra No/ Plot no 12, Sector-12, Village Saini, Greater Noida West, Gautam Budh Nagar, UP-201318 under Greater Noida Industrial Development Authority admeasuring 20,000 sq.mts. area being developed by [Blessings Homz Pvt Ltd]

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s/Shri/Smt Design Forum International (Mr. Anand Sharma) as L.S. / Architect ;
- (ii) M/s/Shri/Smt Keen Associates Pvt Ltd (Mr. Tajuddin Ashraf) as Structural Consultant
- (iii) M/s/Shri/Smt V.Consulting as MEP Consultant
- (iv) M/s/Shri/Smt Rajiv Kumar Jain as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as **Rs.120.00 Cr** (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date **30th Sept 2023** is calculated at **Rs.50.20 Cr** (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at **Rs. 69.80 Cr** (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30th June 2023 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number A or called Tower A

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ 29,00,00,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 14,50,00,000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	50%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 14,50,00,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A

Building/Wing/Tower bearing Number B or called Tower B

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ 33,00,00,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 16,10,00,000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	49%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 16,90,00,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A

Building/Wing/Tower bearing Number C or called Tower C

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹ 32,00,00,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	₹ 16,20,00,000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	51%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹ 15,80,00,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B

Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	₹ 26,00,00,000
2	Cost incurred as on (based on the actual cost incurred as per records)	₹ 3,40,00,000
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	13%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹ 22,60,00,000
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer
Name
Aadhar No.
PAN No.



Rajesh Jain
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