



RAJAT GARG

Chartered Accountant

Ref No.: - RG/82/2025-26

UDIN: - 25535657BMOB4002

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.09.2025			
Certification work Assigned vide letter No.-----		Dated :-13.10.2025	
Subject: Certificate of Project Cost for Project [ACE 153] for Construction of IT/ITES units Tower/Block/Building(s) situated on Khasra no./Plot No. SC-107, Sector-153 Noida-201310 demarcated by its boundaries to the North, to the South, to the East to the West of Village, Tehsil Competent Authority/Development Authority, District: Gautam Budh Nagar, admeasuring 20000 sq. meter area, being developed by JAM VISIN TECH PVT. LTD [Promoter] having RERA Registration No: UPRERAPRJ423807, JVTP- RERA COLLECTION ACCOUNT ACE 153 A/C 252811202301, JVTP RERA RETENTION ACCOUNT ACE 153 A/C 252811202302, JVTP EXPENSES ACCOUNT ACE153 A/C 252811202303; Bank Name: Indusind Bank Ltd. 28 Barakhamba Raod, New Delhi-110001.			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	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;	2177	2177
	(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	0
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
	(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.)	2177	2177
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA		4
	(b) Fees paid to Local Authority		31
	(c) Consultant/Architect Fees (directly attributable to project)		342
	(d) Any other (specify) : Lease Rent		83
	SUB TOTAL FEES PAID (in Rs.)	0	460
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	25400	3708
	(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);		0
	(c) Cost of material actually purchased;		6045
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		403
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	25400	10155
3B	Cost of construction incurred (As Certified by Project Engineer)	25400	9681
3C	Total Construction Cost (Lower of 3A and 3B.)	0	9681

Regd. Office:-153HariNagarAshram, NewDelhi-110014

Contact No. : -+91-9910321656

E-mail Id: - rajatgarg04@gmail.com



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)	3200	89
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	3200	9770
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	30777	12407
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		36.91%
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)%		40.31%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		15526
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		10868
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Cost * Proportionate Cost Incurred on the Project (Total Estimated (Column 3 of Row 4 * row 6)		12407
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)		10015
11	Balance available in Designated A/c.		179
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		2392

This certificate is being issued on specific request of **M/s JAM VISION TECH PVT. LTD** (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us and is true and correct to the best of our knowledge and belief.

Rajat Garg
(Chartered Accountant)
M . No. 535657

UDIN: 25535657BMIOB4002



Place: New Delhi

Dated: 13/10/2025