



VRITI GUPTA & ASSOCIATES

Chartered Accountants

CA Vriti Gupta
F.C.A., B.Com(H)



Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 15.10.2023
Certification work Assigned vide letter No.-SDI/AA/05/2021/02 Dated :- 31.10.2023

Subject: Certificate of amount incurred on [Apex Alphabet] for Construction of 5 Tower/Block/Building(s) situated on Plot No.SC-01, sector-adjointing Tech zone Greater Noida west Gautam Budh Nagar 201308 U.P. demarcated by its boundaries (latitude 28 34 36 N and longitude 77 25 57 E of the end-points), Competent Authority/Development Authority, admeasuring 15000 sq. meter area, being developed by ALPHABET HEIGHTS PRIVATE LTD [Promoter] having RERA Registration No. UPRERAPRJ7818, DESIGNATED A/C - COLLECTION ACCOUNT ALPHABET HEIGHTS PVT LTD - APEX ALPHABET - 88851010002799.

S.No.	Particulars	Rs. in lacs	Rs. in lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	100	100
	(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.)	100	100
1	2	3	4
2	Project Clearance Fees	0	0
	(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.)	0	0



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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);	30000	18000
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	30000	18000
3B	Cost of construction incurred (As Certified by Project Engineer)	30000	18000
3C	Total Construction Cost (Lower of 3A and 3B.)	30000	18000
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)	30000	18000
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	30100	18100
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	60.00%	
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)%	60.13%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	17601.23	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	12320.86	
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)	18100.00	
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)	12320.861	
11	Balance available in Designated A/c.	59.95	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	5779.14	
This certificate is being issued on specific request of M/s ALPHABET HEIGHTS PRIVATE LTD. (Name of the Promoter) for UP RERA compliance. The			
ertification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.			
For Vriti Gupta & Associates Firm Reg No : 019221C CA Vriti Gupta (Prop.) M No. 526568 UDIN:23526568BGZEEF4131 			
		Dated: 31st Oct 2023 Place: Ghaziabad	