

PUSHPAK SINGHAL & Co.

Chartered Accountants

Regd office: LIC Building, Kosi Kalan Mor, Jhajjar, Haryana

Form — 5			
<u>CHARTERED ACCOUNTANT'S CERTIFICATE</u>			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.03.2021			
Certification work Assigned vide letter No.-			
Subject: Certificate of amount incurred on [Apex Alphabet] for Construction of ___5___ Tower/Block/Building(s) situated on Plot No.SC-01, sector-adjoining 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.			
		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; (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.	100	0
	SUB TOTAL LAND COST (in Rs.)	100	0

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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	0	0

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	SUB TOTAL FEES PAID (in Rs.)	0	0
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	6114.6
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	30000	6114.6
3B	Cost of construction incurred (As Certified by Project Engineer)	30000	6114.6
3C	Total Construction Cost (Lower of 3A and 3B.)	30000	6114.6
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	6114.6
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	30100	6114.6
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		
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)%	20.31%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0.70	
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)	6114.60	
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)	0.7	
11	Balance available in Designated A/c.	1	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	6113.90	

This certificate is being issued on specific request of M/s ALPHABET HEIGHTS PRIVATE LTD. (Name of the 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 Pushpak Singhal And Company
Chartered Accountants

Pushpak Singhal

CA Pushpak Singhal, ACA
M. No. 548185

Place: Jhajjar

Date: 25 December 2023

UDIN: 23548185BGXQKG2681

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 31.03.2021

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.

I/We ANDLEYS ASSOCIATES PRIVATE LIMITED have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Apex Alphabet Building(s)/ 5 Block/ Tower (s) of single Phase of the Project, situated on the Khasra No/ Plot no SC-01, sector-adjointing Tech zone Greater Noida west _ competent/ development authority Gautam Budh Nagar 201308 admeasuring 15000 sq.mts. area being developed by [Shadbolt ALPHABET HEIGHTS PRIVATE LTD]

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt PANKAJ NATH ANDLEY as L.S. / Architect ;
- (ii) M/s/Shri/Smt ALOK SHRMA as Structural Consultant
- (iii) M/s/Shr KULDEEP SINGH as MEP Consultant
- (iv) M/s/Shri ARVIND KUMAR as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ7818 is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	1 number of Podiums	0
4	Stilt Floor	100%
5	25/26	40%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	20%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	20%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	20%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0%%



PANKAJ NATH ANDLEY

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10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	0%
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Table B

Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	YES		0%
2	Water Supply	YES		0%
3	Sewarage (chamber, lines, Septic Tank, STP)	YES		0%
4	Strom Water Drains	YES		0%
5	Landscaping & Tree Planting	YES		0%
6	Street Lighting	YES		0%
7	Community Buildings	YES		0%
8	Treatment and disposal of sewage and sullage water	YES		0%
9	Solid Waste management & Disposal	YES		0%
10	Water conservation, Rain water harvesting	YES		0%
11	Energy management	YES		0%
12	Fire protection and fire safety requirements	YES		0%
13	Electrical meter room, sub-station, receiving station	YES		0%
14	Other (Option to Add more)	YES		0%

Yours Faithfully

Signature & Name

PANKAJ NATH ANDLEY

(License NO CA/99/24866)


PANKAJ NATH ANDLEY
B. ARCH A.I.A.
ARCHITECT CA/99/24866