



Form — REG-3			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)- PROJECT WISE			
Information as on 20-12-2024		Dated	23-12-2024
Certification work Assigned vide letter No.		Dated :-	
<p>Subject: Certificate of amount incurred on the project namely "RG's Pleiades phase 4" (consisting of Tower-5-Merope) i.e. 01 No. of Building(s)/ 01 Block(s) [UPRERA Registration Number NA] situated on the Plot no. GH- 14B, SECTOR -01, GREATER NOIDA, Uttar Pradesh, demarcated by its boundaries latitude 28.561034 to the North 77.440191 to the East of Competent Authority / Development Authority-New Okhla Industrial Development Authority , admeasuring 3459 sq. meter area, being developed by KVIR towers Pvt. Ltd. having RERA Registration No : NA, Designated A/C No.57500001553206 , KVIR TOWERS PVT LTD- SEPARATE BANK ACCOUNT FOR RG'S PLEIADDES PHASE 4 RERA A/c Bank Name HDFC Bank Ltd.</p>			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
1	Land Cost	3,387.08	1,142.14
	(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.)	3,387.08	1,142.14

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
2	Project Clearance Fees	376.61	75.38
	(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.)	376.61	75.38
3A	Cost of Development And construction	8,365.45	5.30
	(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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	8,365.45	5.30
3B	Cost of construction incurred (As Certified by Project Engineer)	8,365.45	5.30
3C	Total Construction Cost (Lower of 3A and 3B.)	8,365.45	5.30
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)	1,016.06	29.03
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	9,381.51	34.33



4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	13,145.20	1,251.85
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)%		9.52%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0.00
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)	1,251.85
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)		0.00
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1,251.85

That detail of total encumbrance for the Complete Project as per NCLT Order Dated 12.12.2024, is as under:

Loan Amount as per NCLT Order Dated-12.12.2024			17,500 Lakhs
S. No.	Name of Project	Project Area (Sq. Mtrs.)	Loan Amount (In Lakhs)
1	RGs PLEIADDES Phase-1	7,259	3,849
2	RGs PLEIADDES Phase-2	11,307	5,996
3	RGs PLEIADDES Phase-3	7,484	3,969
4	RGs PLEIADDES Phase-4	3,459	1,834
5	RGs PLEIADDES Phase-5	3,491	1,851
Total		33,000	17,500

Note: Encumbrance Amount for Phase-4 of the Project, for which the registration is applied is Rs. 1834 Lakhs.

This certificate is being issued on specific request of M/s KVIR towers 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.

For Praveen S.P. Gupta & Co.
Chartered Accountants
FRN. 0140550

Gaurav Kumar, ACA
Partner
M. No.: 526830
UDIN:24526830BKCGAB8099
Place: New Delhi
Date: 23-12-2024

