

To
Axis Bank.
Noida, U.P.

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

Form — 3

Information as on 31/12/2025

Certification work Assigned vide letter No.-PV/RC/NPV/10

Date: 06/10/2025

Subject: CA Certificate of amount incurred on NIMBUS THE PALM VILLAGE for Construction of Residential Apartments at Sector-22-A situated on Plot No.GH-03, demarcated by its boundaries (latitude and longitude of the end-points) 28 19 51 55 N 77 32 12 82E to the North 28 19 41 56N 77 32 20 96E to the South 28 19 45 01N 77 32 20 96E to the East 28 19 46 88N 77 32 8 55E to the West of YEIDA, District Gautam Budh Nagar U.P , PIN 201301, admeasuring 47,776.52 sq. meter area, being developed by IITL- NIMBUS THE PALM VILLAGE having RERA Registration No. UPRERAPRJ 558356/04/2024 Designated A/C No. 925020004750015, Bank Name- Axis Bank.

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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.	11974.09	10524.70
	SUB TOTAL LAND COST (in Rs.)	11,974.09	10524.70
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)	126.28	58.73
	SUB TOTAL FEES PAID (in Rs.)	126.28	58.73
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);	37999.00	8,774.29
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	37999.00	8,774.29
3B	Cost of construction incurred (As Certified by Project Engineer)		8573.28
3C	Total Construction Cost (Lower of 3A and 3B.)		8573.28



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)		303.37
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		8876.65
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	50099.37	1,9,460.08
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		22.56%
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)%		38.84%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		29,768.29
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		20837.80
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the (Total Project) (Column 3 of Row 4 * row 6)		19460.08
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)		18734.64
11	Balance available in Designated A/c.		2,103.17
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		725.44
This certificate is being issued on specific request of M/s IITL Nimbus The Palm Village 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 Rakesh Kumar Singh & Co. Chartered Accountants FRN.: 024382N  Rakesh Kumar Singh Proprietor M. No.: 510809 Place: Delhi Dated:-07/01/2026 UDIN:- 26510809FQNTXM3273			

UDIN:	26510809FQNTXM3273
MRN/Name:	510809 / RAKESH KUMAR SINGH
Firm Registration No.:	024382N - RAKESH KUMAR SINGH & CO
Document Type:	Certificates
Type of certificate:	Certificate issued under RERA
Date of Signing of Document:	07-01-2026
Created Date/Time:	07-01-2026 15:41:25
Status:	Active

Particulars: Figures/Values:

Particulars	Figures/Values	Denomination	Converted
1. BANK BALANCE AVAILABLE IN DESIGNATED ACCOUNT	2103.17	(Lakhs)	21,03,17,00
2. TOTAL DEVELOPMENT AND CONSTRUCTION COST INCURRED	8876.65	(Lakhs)	88,76,65,00

Document Description:	Certificate issued under RERA
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