

M. B. GUPTA & CO.

CHARTERED ACCOUNTANTS

Mobile: 9811226601

Form — 5

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

Information as on: 25-08-23

Certification work Assigned vide Letter No. PLDPL/RERA/CER001

Dated: 25-08-23

To,

The U.P. RERA

Naveen Bhavan, Rajya Niyojan Sansthan,

Kala Kankar House, Old Hyderabad, Lucknow – 226007

Subject: Certificate of amount incurred on CIVIL LINES for Construction/Development of 69 PLOTS situated on Khasra No. 606, Tila Shahbazpur (Opp. BPCL Gas Filling Plant), Ghaziabad-201102 (U.P.) demarcated by its boundaries (Latitude / Longitude: 28°43'20.6"N 77°20'03.0"E 28.722389, 77.334160), Tehsil Loni, Ghaziabad Development Authority, District GHAZIABAD, PIN: 201102 (U.P.), admeasuring 12030 sq. meter area, being developed by M/s PRITHVEELINK DEVELOPERS PVT. LTD., having RERA Registration No TO BE APPLIED . Promoter Rera No. UPRERAPRM246642, Designated A/C No.003105042933, Bank Name: ICICI BANK LIMITED

S.No.	Particulars	Rs.	Rs.
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	6500000	6500000
	(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.	17442941	17442941
	(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);	455000	455000
	(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.)	86992941	86992941

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	65500	65500
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	100000	100000
	(d) Any other (specify)	-	-
	SUB TOTAL FEES PAID (in Rs.)	1065500	165500
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);	67500000	429273
	(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 }	67500000	429273
3B	Cost of construction incurred (As Certified by Project Engineer)	675000000	0
3C	Total Construction Cost (Lower of 3A and 3B.)	675000000	0
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
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	675000000	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	155558441	87158441



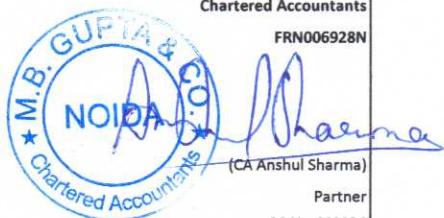
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	56%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0
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)	87158441
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
11	Balance available in Designated A/c.	0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	87158441

This certificate is being issued on specific request of M/s PRITHVEELINK DEVELOPERS 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 M.B.Gupta & Co.

Chartered Accountants

FRN006928N



(CA Anshul Sharma)

Partner

M.No.441124

Place:Noida

UDIN:23441124BGTJHA6594