



Form - REG - 3					
Chartered Accountants Certificate					
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)					
UDIN - 24409153BKFFBM7277			Dated : 18.10.2024		
Information as on 15.09.2024					
Certification work Assigned vide letter No.- NIL Dated 18.09.2024					
Subject: Certificate of amount incurred on Estate 128 - II having RERA Registration No.- Applied for Acquisition and Development of land and Construction of 1 No. Residential Tower (Tower-4) situated at Plot No. TS-02, Jaypee Greens Wish town, Sector 128, demarcate Latitude Start 28 31 36.19 N Latitude End 28 31 45.74 N, Longitude Start 77 21 32.59 E Longitude End 77 21 47.22 E by its boundaries of NOIDA , Development Authority - New Okhla Industrial Development Authority (NOIDA), District Gautam Buddha Nagar, PIN 201304 admeasuring 1,083.33 Sq. Mtrs. area, being developed by Max Estates 128 Pvt. Ltd.(UPRERAPRM235248), Separate Bank Account No. -53005090215, Max Estates 128 Pvt. Ltd. Separate Bank Account for Estate 128 - II, Standard Chartered Bank					
PART-A					
S.No.	Particulars	Total Estimated Cost	Rs. in Lakhs Amount incurred till last quarter	Rs. in Lakhs Amount incurred during the quarter	Rs. in Lakhs Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction :				
	(a.1) for Project Estimation Purpose				
	i. In case of acquisition through Purchase, actual purchase price or the DM Circle rate on the date of application of registration in U.P. RERA, whichever is higher.	5,840	5,840	0	5,840
	ii- Incase of acquisition through Joint development agreement with landowner, the consideration as specified in the Joint development agreement of the DM Circle Rate on the date of application of registration in U.P. RERA, Whichever is higher.	0	0	0	0
	iii- In case of inherited /gift/through will, the cost of land shall be as per the DM Circle rate on the date of application of registration of project in U.P.RERA.	0	0	0	0
	TOTAL OF LAND COST- For Project Estimation Purpose	5,840	5,840	0	5,840
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i- In case of acquisition through Purchase, the actual purchase price will be considered.	5,840	5,840	0	5,840
	ii- Incase of acquisition through Joint development agreement with landowner, the cost of land shall be the actual cost incurred by the landowner.	0	0	0	0
	iii- Incase of inherited/gifted/through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.	0	0	0	0
	TOTAL OF LAND COST- For % Completion and withdrawal purpose	5,840	5,840	0	5,840
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	0	0	0	0
	(c) Amount Payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registraiton fee etc. (if not included in para (a) above);	0	0	0	0
	(d) Interest (Otherthan Penal Interest and Penalties etc.)	0	0	0	0
	a) Paid to Financial Institution, Scheduled Banks , NBFC on loan/borrowing provided such loan/borrowings has been utilized for purchase of land.	0	0	0	0
	b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India-Marginal cost of Fund based lending Rate (SBI-MCLR) provided such loan has been utilised for purchase of land	0	0	0	0
	c) Paid to the Competent Authority for acquisition of land.	0	0	0	0
	TOTAL OF LAND COST	5,840	5,840	0	5,840
1A	For Project Estimation Purpose i.e. a.1+b+c+d	5,840	5,840	0	5,840
1B	for Withdrawal Purpose i.e.a.2+b+c+d	5,840	5,840	0	5,840
	Project Clearance Fees				
	(a) Fee Paid to RERA				
2	(b) Fee paid to Local Authority	116	24	0	24
	(c) Consultant Architect Fees (directly attributable to project)	0	0	0	0
	(d) Any other(specify)	149	30	0	30
	TOTAL OF FEES PAID	265	54	0	54
	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	0	0	0	0
	(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);	0	0	0	0
	(c) Cost of material actually purchased;	19,947	0	0	0
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	0	0	0	0
	Total of Construction AND Development Cost (in Rs.) (sum of (a) to (d) of 3a)	19,947	0	0	0
3B	Cost of Construction and Development incurred (the amount as reported in Row4 of the latest Engineer's Certificate i.e. REG-2)	19,947	0	0	0
3C	Total Construction and Development Cost (Lower of 3A and 3B.)	19,947	0	0	0
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan / borrowing has been utilised for construction of this project : (a) paid to Financial Institution , Scheduled Banks , NBFC and (b) paid to Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost fo Fund based lending Rate ("SBI-MCLR")	0	0	0	0
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST(S. No.3C+S.No.3D)	19,947	0	0	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	26,052	5,895	0	5,895



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PART-A					
S.No.	Particulars	Rs. in Lakhs Total Estimated Cost	Rs. in Lakhs Amount incurred till last quarter	Rs. in Lakhs Amount incurred during the quarter	Rs. in Lakhs Amount incurred till now
1	2	3	4	5	6
4A	For Project Estimation Purpose (S.No.1A+S.No.2+S.No.3E)	26,052	5,895	0	5,895
4B	For % completion of the Project and withdrawal purpose (S.No. 1B +S.No. 2 + S. No. 3E)	26,052	5,895	0	5,895
5	Percentage completion Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100				0%
6	Percentage completion of Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S.No.row 4B / Col.3 of S.No.4B)				23%
7	Total amount received from Allottees till date since Inception of the Project				0
8	70% Amount to be deposited in Separate Account (70% *S.No.7)				0
9	Loan Sanctioned for project till date (secured and unsecured both)				0
10	Loan disbursed for project till date (secured and unsecured both)				0
11	Interest on deposits (flexi facility) credited to the Separate Account				0
12	Total amount to be credited in the Separate Account till date(S No. 8 + S No. 10 + S. No. 11)				0
13	Cumulative Amount that can be withdrawn from Separate Account, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S. no. 4B* S. No.6)				5,895
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier) (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall ben given in Part B of this Certificate)				0
15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))				0
16	Computed Balance in Separate A/c as on date : (S No. 12- S No. 15)				0
17	Actual Balance available in Separate Bank Account as on 15.09.2024				0
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16- S No. 17) should be NIL				0
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No 13 + S No. 14- S No. 15)				5,895
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate				0
21	Amount that can be finally transferred to the Transaction account (S No. 19- S. No.20)				5,895
This certificate is being issued on specific request of Max Estates 128 Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. Kindly also refer Annexure - 1 for Notes to CA. Certificate					
Note: Based on the information provided by the Promoter, I certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/ borrowings. For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 UDIN : 24409153BKFFBM7277 Email : gaurav.agrawal@gjagroup.co.in Mobile No.: 9718018063 Date: 18.10.2024 Place: Greater NOIDA					



Notes to CA. Certificate (Estate 128 – II Project)

Annexure – I

- (a)** The Estimated & Incurred Land costs have been considered on the basis of the agreed terms & conditions between Yamuna Expressway Industrial Development Authority (YEIDA) and Max Estates 128 Pvt. Ltd.- Promoter Company, regarding the Land situated at Plot No.- TS-02 at Jaypee Greens Wish Town, Sector 128, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201304.
- (b)** Total Estimated Construction and Development Cost for sum of Rs. 19,947 Lakhs has been considered on the basis of the Certificate provided by the Engineer in respect of the said Project.
- (c)** The amount of Trade Payables is Rs. NIL as per Books of Accounts and Management Representation Letter (MRL) Dated - 18.09.2024 provided by the Promoter Company.
- (d)** Total Incurred Construction and Development Cost have been considered on the basis of Accrued expenses booked by the Promoter Company in its books of Accounts.
- (e)** The data for the period from 01.04.2024 to 15.09.2024 is unaudited further the same is based on as per the books of accounts maintained & produced before me by the Max Estates 128 Pvt. Ltd. - Promoter Company.

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