



From - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)			
Information as on 20.02.2025			
Certification work Assigned vide letter No.- NIL Dated 26.02.2025			
UDIN No. - 25409153BMMHLS5791			
Subject: Certificate of amount incurred on Windsor Majesty Project for Construction of 1 No. Residential Building situated on Khasra No. 527 Min. , Noor Nagar, Raj Nagar Extension , Ghaziabad ,Uttar Pradesh, Development Authority - Ghaziabad Development Authority (GDA) District Ghaziabad, Uttar Pradesh admeasuring 6,707 Sq. Mtrs. area, being developed by Windsor Paradise Heights Private Limited. having RERA Registration No. - applied , Separate Bank A/c No. 57500001539322, Windsor Paradise Heights Private Limited Separate Bank Account for Windsor Majesty, Bank Name- HDFC Bank Limited			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred 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.	3,348	2,917
	SUB TOTAL LAND COST (in Rs.)	3,348	2,917
S.No.	Particulars	Total Cost Estimated	Amount incurred 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)	531	378
	SUB TOTAL FEES PAID (in Rs.)	531	378
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);	12,897	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	12,897	0
3B	Cost of construction incurred (As Certified by Project Engineer)	12,897	0
3C	Total Construction Cost (Lower of 3A and 3B.)	12,897	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)	2,079	15
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	14,976	15
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	18,855	3,310



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		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 1 No Residential Towers)	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)%	18%	
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	Cumulative 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)	3,310	
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 Separate Bank A/c as on 20.02.2025	0	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	3,310	
This certificate is being issued on specific request of Windsor Paradise Heights Private Limited 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.			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 12.03.2025 Place: Greater Noida			