

L N Nangalya & Co  
Chartered Accountants  
101&105, Neelkanth House,  
S-524, Shakarpur, Delhi-110092  
PH 011-42508451, 64679286  
Email: - calngoel@gmail.com

FORM - REG - 5 [see Regulation 4]  
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To  
Capital Infratechomes Pvt. Ltd  
GH-12-A-2, Sector-1, Greater Noida, U.P.201301

**SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Capital Infratechomes Pvt. Ltd for the period of FY 2018-2019 with respect to UPRERA Regn. NoUPRERAPRJ6377, Phase-2**

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein referred as Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 ( herein referred as Rules) .
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Capital Infratechomes Pvt. Ltd for the period ended 31.03.2019 and hereby certify that:
  - i. M/S. Capital Infratechomes Pvt. Ltd have completed 24% of the project titled CAPITAL ATHENA UP RERA Regn. No. **UPRERAPRJ6377** located at GH-12-A-2, Sector-1, Greater Noida, U.P.201301
  - ii. Amount collected during the year for this project is Rs. 6793620 and amounts collected till date is Rs. 384356195.
  - iii. Amount withdrawn during the year for this project is Rs. 6793620 and amount withdrawn till date is Rs. 269026186.
4. I/We certify that the Capital Infratechomes Pvt. Ltd has utilized the amounts collected for Phase-2 project only for that project and the withdrawal from the designated separate bank account(s) of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(I)(D) of the Act.  
(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions).

For L.N. Nangalya & Co.  
Chartered Accountants  
FRN-015141N



CA Laxmi Narain  
(Partner)  
M.No. 094994  
UDIN: 19094994AAAAHA6663  
Place: Delhi  
Date: 28-12-2019



Form — 5

**CHARTERED ACCOUNTANT'S CERTIFICATE**  
 (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

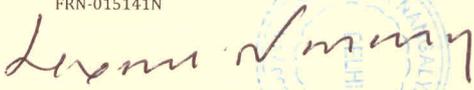
Information as on 31.03.2019  
 Certification work Assigned vide letter No.----- Dated :- 28.12.2019

**Subject:** Certificate of amount incurred on Capital Athena for Construction of 3,4,5,9 Tower of Phase-2 Noida situated on Khasra no./Plot No. GH. 12A-2, demarcated by its boundaries (latitude and longitude of the end-points) Competent Authority/Development Authority, District Noida, PIN 201306, admeasuring 14961.46 sq. meter area, being developed by M/s Capital Infratechomes Pvt. Ltd **having RERA Registration No. UPRERAPRJ6377 , Designated A/C No. 3979002100012514 Bank Name-PNB**

S.No.	Particulars	Amt. Rs Total Cost Estimated	Amt. Rs Amount incurred (actual out-flow) till now
1	2	3	4
1	<b>Land Cost</b> (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.	454,426,376.86	124,112,883.98
	<b>SUB TOTAL LAND COST (in Rs.)</b>	454426376.9	124112884
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project)	43266.00	43266.00
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	43266.00	43266.00
3	<b>Cost of Development And construction</b> (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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	1220432000	286760000
	<b>Sub Total of Construction Cost (in Rs.)</b>	1220432000	286760000
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	1674901643	410916150
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	24.534	
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 )%	24.534	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		384356195
8	70% Amount to be deposited in Designated Account <b>{0.7*Row 7}</b>		269049336.5
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project)</b> <b>(Column 3 of Row 4 * row 6 )</b>		410916150
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 )		269026186.5
11	Balance available in Designated A/c.		23150
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>		141889963.5

This certificate is being issued on specific request of M/s Capital Infratechomes 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 L.N. Nangalya & Co.  
 Chartered Accountants  
 FRN-015141N



CA Laxmi Narain  
 (Partner)  
 M.No. 094994  
 UDIN: 19094994AAAAHA6663  
 Place : Delhi  
 Date : 28-12-2019

