# AHPN & ASSOCIATES

**Chartered Accountants** 

116, Mall Apartments, Mall Road, Delhi-110054. Ph. :+91-11-23810370 Mobile:+91-9811395590

E-mail: praveenaggarwalca@yahoo.co.in

Form - R

## TO WHOM IT MAY CONCERN

(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)
Information as on 18/02/2021

Subject: Certificate of amount incurred on HIMALAYA CITY CENTER PHASE-2 for Construction of 01 nos. Tower/Block/Building(s) situated on Khasra no./Plot No. 524, 540 and 544, demarcated by its boundaries (latitude and longitude of the end-points) 28.703811, 77.413066 to the North, 28.702919, 77.412727 to the South, 28.703378, 77.413877 to the East, 28.703546, 77.412215 to the West of Village NOORNAGAR, GHAZIABAD Tehsil GHAZIABAD DEVELOPMENT AUTHORITY Competent Authority/Development Authority, District GHAZIABAD, PIN 201003, admeasuring 9158.27sq. meter area, being developed by RB INFRAESTATE PRIVATE LIMITED having RERA Registration No. (Applying), Designated A/C No. 920020066550045 Bank Name: AXIS Bank Ltd at Raj Nagar Extension, Ghaziabad-201017 having IFSC code: UTIB0004428.

This certificate, being a technical matter, is issued on the basis of Engineers Certificate dated 14.12.2020 bearing reference number - SG 2020-2021/R-113 given in Form - R produced before us.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual outflow) till now
1	Land Cost  (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	138748280	138748280
	(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.	138377883	
-	SUB TOTAL LAND COST (in Rs.)	277126163	138748280

**Branch Offices:** 

2487/40,2<sup>nd</sup> Floor, GopalTower, Near Metro Station, Peeragarhi, New Delhi-110087 16/194, 2<sup>nd</sup> Floor, Faiz Road, Karol Bagh, New Delhi-110005 2745/23, 2<sup>nd</sup> Floor, BeadonPura, Karol Bagh, New Delhi-110005

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S.n o	Particular	Total Cost Estimated	Amount incurred (actual out-flow) till
1	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)	2500000	now
	SUB TOTAL FEES PAID (in Rs.)	2500000	
ЗА	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);	359,360,000	
	Sub Total of Construction Cost (in Rs.) (sum of	359,360,000	

(a) to (d) of Row 3a)

Project Engineer)

COST (Row 3C +3D)

Cost of construction incurred (As Certified by

Total Construction Cost (Lower of 3A ssand 3B.)

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)

TOTAL DEVELOPMENT AND CONSTRUCTION

3B

30

3D

OF PROJECT (Row 1+ Row 2+ Row 638986163	138748280
	230770200

0

0

0

0

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	completed (as per Project Engineer, Architect's Certificate)	
5	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 )%	0
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 )	0
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the designated Account )s	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)	.0

This certificate is being issued on specific request of M/s RB INFRAESTATE 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 A H P N & ASSOCIATES

**Chartered Accountants** 

Firm Registration No.: 009452N

CA. Praveen Aggarwal

Partner

Membership No.: 088385

Date: 24.02.2021

Place: Delhi

UDIN: 21088385AAAABO1334

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