

A H P N & 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

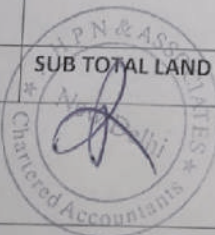
TO WHOM IT MAY CONCERN

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

Information as on 05/12/2020

Subject: Certificate of amount incurred on HIMALAYA CITY CENTER PHASE-I for Construction of 02 nos. Tower/Block/Building(s) Phase I situated on Khasra no./Plot No. 537 and 538, demarcated by its boundaries (latitude and longitude of the end-points) 28.705400, 77.413559 to the North, 28.703811, 77.413066 to the South, 28.794952, 77.413909 to the East, 28.703974, 77.412392 to the West of Village NOORNAGAR, GHAZIABAD Tehsil GHAZIABAD DEVELOPMENT AUTHORITY Competent Authority/Development Authority, District GHAZIABAD, PIN 201003, admeasuring 12730sq. meter area, being developed by RB INFRAESTATE PRIVATE LIMITED having RERA Registration No. NIL, Designated account no 920020066550058 Axis Bank. This certificate, being a technical matter, is issued on the basis of Engineers Certificate dated 05.12.2020 bearing reference number - SG 2020-2021/R-112 given in Form - R produced before us.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out- flow) till now
1	Land (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.	23,29,21,900 19,23,45,329	232,921,900 8,60,51,780
	SUB TOTAL LAND COST (in Rs.)	42,52,67,229	31,89,73,680



Branch Offices:

487/40, 2nd Floor, Gopal Tower, Near Metro Station, Peeragarhi, New Delhi-110087

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S.no	Particular	Total Cost Estimated	Amount incurred (actual out-flow) till now
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)	90,00,000	1,50,000 23,10,574
	SUB TOTAL FEES PAID (in Rs.)	90,00,000	24,60,574
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);	720,010,000	57,23,832
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	72,00,10,000	57,23,832
3B	Cost of construction incurred (As Certified by Project Engineer)	0	0
3C	Total Construction Cost (Lower of 3A and 3B.)	0	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	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	0	0

4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,15,42,77,229	32,71,58,086
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0	

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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)%	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: 18.12.2020

Place: Delhi

UDIN:20088385AAAACW8445

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