



# URMIT SHAH & CO.

Chartered Accountants

1/19 Vasudev Nagar, Parsi Panchayat Road, Andheri East, Mumbai- 400069

Contact: +91 98703 93716/99200 43740

FORM-5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date : 09.08.2023

**Subject:** Certificate of amount incurred on Green Reserve Tower 3 & 4 for Construction of Block - 2 (Tower -3 and Tower-4) situated on Plot No. B22B admeasuring area 12311 Sq. m. in larger land admeasuring 24705 sq. m. situated on Plot no. B24A and B22B, SECTOR 128, JAYPEE WISHTOWN, NOIDA, demarcated by its boundaries (latitude and longitude of the end-points) 28°31'26.48"N 77°21'38.24"E to the North, 28°31'17.80"N 77°21'38.10"E to the South, 28°31'21.32"N 77°21'40.20"E to the East 28°31'22.40"N 77°21'36.04"E to the West of Village Sultanpur, Tehsil Dadri, Development Authority, Noida, District Gautam Budh Nagar, PIN 201304, being developed by Larsen & Toubro Limited [Promoter] **having RERA Registration No. -(In Process), Designated A/C No. 777705003236, Account Name L&T - Separate Bank Account for Green Reserve Tower 3 & 4, Bank Name- ICICI Bank Ltd.**

		Rs.in lacs	Rs. in lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30.06.2023
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.	26,700	26,700
	<b>SUB TOTAL LAND COST (in Rs.)</b>	26,700	26,700
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30.06.2023
1	2	3	4
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) (d) Any other (specify)	3,200	715
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	3,200	715
3A	<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);	70,300	1,681
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	70,300	1,681
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	65,600	909
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	65,600	909
3D	<b>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)</b>	900	430
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	66,500	1,339
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	96,400	28,754



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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	1.39%
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 )%	29.83%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	-
8	70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>	-
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>	28,754
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 )	-
11	Balance available in Designated A/c.	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>	28,754

This certificate is being issued for RERA compliance for Larsen and Toubro Limited-Realty Division and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For URMIT SHAH & CO.  
Chartered Accountants  
Firm Reg. No. 140977W

Urmit Shah  
(Proprietor)  
M. No. 152658

Place: Mumbai  
Date: 09.08.2023  
UDIN No. 23152658BGXQLP2717