



K G R G & ASSOCIATES

Chartered Accountants

Head Off.: 113/18, IInd Floor, Navyug Market,
Ghaziabad-201001 (U.P.)

Ph.: +91-9999890961, 8527739129, 9910896148

E-mail: mail@kgrg.in | Web: www.kgrg.in

Ref. No.:

Date:

Form- 5

(For The Purpose Of Withdrawl Of Money From Designated Account Of Project)

UDIN: 23435681BGUZE9207

Information as on 20.10.2023

Date: 21.10.2023

Certification work Assigned vide Letter No- SEZ/23-24

Subject: Certificate of amount incurred on "Migsun Central Market" for Construction of Commercial situated on the Plot No.- C1 at TZ-06, Techzone, Greater Noida, Uttar Pradesh Demarcated by it's boundaries (latitude and longitude of the end points) 28°29'48.90"N and 77°32'20.88"E to the North, 28°29'41.62"N and 77°32'21.03"E to the South, 28°29'43.77"N and 77°32'24.77"E to the East, 28°29'46.81"N and 77°32'17.11"E to the West of Plot No.- C1 at Techzone-06 Tehsil Gautam Budh Nagar with Greater Noida Industrial Development Authority District Gautam Budh Nagar, Uttar Pradesh- 201308 admeasuring 13,349.03 sq. meter developed by "Ansal IT City & Parks Limited", having RERA Registration No. to be applied, Designated Account No- 251710202302, Bank Name: IndusInd Bank Limited.

S. No.	Particulars	Amount (Rs. In Lakh)	
		Total Cost Estimated	Amount incurred (actual out- flow) till now
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;	394.24	394.24
	(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.		
	Sub Total Land Cost (in Rs.)	394.24	394.24
2	Project Clearance Fees		
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	250.00	0.00
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	Sub Total Fees Paid (in Rs.)	250.00	0.00
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);	8,096.23	0.00

Branch Office (HR) : 1274/1, 8 Biswa, Mauji Wala Kuan Road, Near Railway Road Opposite Fire Station, Gurugram - 122001

Branch Office (U.K.) : 34, Lahoriyan Street, Munshi Ram Chauraha, Kashipur - 244713

(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);			
Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)		8,096.23	0.00
3B	Cost of construction incurred (As Certified by Project Engineer)	8,096.23	0.00
3C	Total Construction Cost (Lower of 3A and 3B)	8,096.23	0.00
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money	0.00	0.00
3	Total Development and Construction Cost (Row 3C +3D)	8,096.23	0.00
4	Total Cost of Project (Row 1+ Row 2+ Row 3)	8,740.47	394.24
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.00%	
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)%	4.51%	
7	Total amount received from allottees till date since Inception of the Project (In Rs.)	0.00	
8	70% Amount to be deposited in Designated Account (0.7 * Row 7)	0.00	
9	Cummulative 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)	394.24	
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)	0.00	
11	Balance available in Designated A/c as at 20.10.2023	0.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	394.24	

This certificate is being issued on specific request of **M/s Ansal IT City & Parks Limited** 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.

Yours Faithfully
For **K G R G & Associates**
Chartered Accountants

Rajat Gupta
Partner
M No: 435681

