

M/s JAYASWAL ASSOCIATES**CHARTERED ACCOUNTANTS****Regd. Office : A-160, 2nd Floor, Vikas Marg, Shakarpur, Delhi 110 092****E-Mail : rkjayaswal2407@gmail.com Mobile +91 98991 63610**

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

Unique Document Identification Number (UDIN) for this document is 25084446BMIRJW7121

Information as on 31st January 2025

Certification work Assigned vide letter No.-----

Dated :- 16th April 2025

Subject: Certificate of amount incurred on [Northwind Sanctuary Plot No. 7, Sector-P1, Gr. Noida], for Construction of Tower A, B & C situated at Plot No. 7, alistonias estates, Sector-P1, Greater Noida, Gautambudha Nagar, UP demarcated by its boundaries ((latitude and longitude of the end points) Latitude 28°28'50.93"N, Longitude 77°32'47.31"E to the North , Latitude 28°28'47.54"N Longitude 77°32'49.83"E to the East_ Latitude 28°28'45.66"N Longitude 77°32'46.61"E to the South Latitude 28°28'47.74"N Longitude 77°32'41.72"E to the West), Tehsil Dadri Greater Noida Development Authority, District Gautambudha Nagar , PIN 201306, admeasuring 18141.70 sq. meter area, being developed by M/s Northwind Estates Pvt. Ltd. as developer promoter with Assotech Infrastructure Pvt. Ltd. (Land owner) having RERA Registration No..... , Designated A/C No. 252510081008 Bank Name Indusind Bank Ltd.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
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; (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	1,228	11
	SUB TOTAL LAND COST (in Rs.)	1,228	11

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
2	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)	850	131
	SUB TOTAL FEES PAID (in Rs.)	850	131
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);	17,000	-
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	17,000	-
3B	Cost of construction incurred (As Certified by Project Engineer)	17,000	-
3C	Total Construction Cost (Lower of 3A and 3B.)	17,000	-



M/s JAYASWAL ASSOCIATES**CHARTERED ACCOUNTANTS****Regd.Office :A-160, 2nd Floor, Vikas Marg, Shakarpur, Delhi 110 092****E-Mail : rkjayaswal2407@gmail.com Mobile +91 98991 63610**

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

Unique Document Identification Number (UDIN) for this document is 25084446BMIRJW7121

Information as on 31st January 2025		
Certification work Assigned vide letter No.----- Dated :- 16th April 2025		
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)	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	-
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	142
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)%	0.00%
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	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)	0
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
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 Northwind Estates 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 Jayaswal Associates
Chartered Accountants

F.R.No. 005466N
CA Rajiv Jayaswal
M.No. 084446