

VERMA NEERAJ & CO
Chartered Accountants



1040, Gali Hira Nand, Maliwara,
Chandni chowk
Delhi-110006
Mob: +91-9910203887;
Email: caneerajverma@gmail.com

Form - 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
UDIN:			
Information as on 18.07.2022			
Certification work Assigned vide letter No. G3/RERA/2022-23/June 22			Dated :- 18 July, 2022
Subject: Certificate of amount incurred on Nirala Aspire PH-II for Construction of Residential Units Comprising of No. of 142 dwelling units situated at Plot No GH-03 , SECTOR-16, GREATER NOIDA (WEST) demarcated by its boundaries (latitude and longitude of the end points : 28°36'39.4"N to the 28°36'37.8"N to the 77°27'08.7"E to the 77°27'12.6"E) to the Tehsil - Gautam Budh Nagar (Dadri), Competent Authority/Development Authority - Greater Noida Development Authority, admeasuring parcel of Land under Nirala Aspire PH-II is 8867.893 sq.mts. out of total Land area of 78021.19 sq.mts. area being developed by M/s G3 Aspire Nirala Gold LLP, Having Promoter Id : UPRERAPRM180631 Rera No - *APPLIED FOR*, Designated A/C No. "G3 ASPIRE NIRALA GOLD LLP - Collection Account For Nirala Aspire Phase-II (B1 to B10, B12, B14)- 414605001182" & "G3 ASPIRE NIRALA GOLD LLP - Separate Bank Account For Nirala Aspire Phase-II (B1 to B10, B12, B14)- 414605001178", Bank Name - ICICI Bank Ltd., Cherry County Branch, Gautam Budh Naga, Greater Noida West, UP.			
(Data regrouped and reclassified as considered necessary)			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out- flow) till now
1	2	3	4
	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);	4,747	-
	(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.)	4,747	-
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out- flow) till now
1	2	3	4
	Project Clearance Fees		
	(a) Fees paid to RERA		
2	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	75	-
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	75	-



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);	2,319	-
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,319	-
3B	Cost of construction incurred (As Certified by Project Engineer)	2,319	-
3C	Total Construction Cost (Lower of 3A and 3B.)	2,319	-
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)	2,319	-
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	7,141	-
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		-
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)%		-
7	Total amount received from allottees till date since Inception of the Project (in Lacs of Rs.)		-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		-
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)		-
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 (Row 9 - Row 10)		-

This certificate is being issued on specific request of M/s G3 ASPIRE NIRALA GOLD LLP for UP RERA compliance. The certification is based on the information and records produced before me and is true & fair to the best of my knowledge and belief.

For Verma Neeraj & Co.
Chartered Accountants,
Firm Registration No- 037837N

Neeraj Verma
Proprietor
Membership number: 098821



UDIN: 22098821ANDZRX7556
Date: 18.07.2022
Place: Delhi