

Form — 5

CHARTERED OF ACCOUNTANT'S CERTIFICATE

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

Information as on 08.05.2023

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

Dated :-08.05.2023

Subject: Certificate of Project Cost for Project [ACE 153] for Construction of IT/ITES units Tower/Block/Building(s) situated on Khasra no./Plot No. SC-107, Sector-153 Noida-201310 demarcated by its boundaries to the North, to the South, to the East to the West of Village , Tehsil Competent Authority/Development Authority, District: Gautam Budh Nagar , admeasuring 20000 sq. meter area, being developed by JAM VISIN TECH PVT. LTD [Promoter] having RERA Registration No: , JVTP- ACE 153 RERA COLLECTION A/C -033005008546 , JVTP ACE 153 RETENTION A/C-033005008545, JVTP ACE 153 EXPENSES A/C -033005008544 ; Bank Name: ICICI BANK LTD. A-31, ANAND VIHAR NEW DELHI-110092.

S.No.	Particulars	Total Cost Estimated	Rs.in lacs	Rs. In lacs
			3	4
1	2			
1	Land Cost			
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	2177	2177	
	(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;	0	0	
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0	
	(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))			
	(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.)	2177	2177	

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
			3
1	2		
2	Project Clearance Fees		
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	29	
	(c) Consultant/Architect Fees (directly attributable to project)	56	
	(d) Any other (specify) : Lease Rent	30	
	SUB TOTAL FEES PAID (in Rs.)	0	116
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		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	25400	0
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)	3200	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	3200	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	30777	2293



5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0%
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. Cost * Proportionate Cost Incurred on the Project	(Total Estimated (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)	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)

This certificate is being issued on specific request of M/s JAM VISIN TECH PVT. LTD (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us and is true and correct to the best of our knowledge and belief.

For MANV & Associates
(Chartered Accountant)
FRN 007351N
N K Gupta,
Partner,
M . No. 085713
UDIN 23085713BGVRZQ2307

Place: New Delhi
Dated: 08-05-2023

