

Form-5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 04-09-2024			
Certification work assigned vide Board resolution dated 3rd September 2024			Dated : 04-09-2024
Subject : Certificate of amount incurred on for Construction of FIVEO having 1 Tower situated on Plot No.F-1B at Sector 50, NOIDA demarcated by its boundaries (latitude and longitude of the end points) Lat 28.57756044,Long77.36942 to the North; Lat 28.5768996, Long 77.36906257 to the South; Lat 28.577403, Long 77.36946696 to the East; Lat 28.57733495, Long 77.36861241 to the West of village Tehsil Dadri, Competent/Development authority Noida District Gautam Budh Nagar PIN 201303, admeasuring 3000 sq meter area, being developed by GYGY DEVELOPERS PVT LTD (Promoter) having RERA Registration No. (to be applied), Designated account no. 50200100988815 with HDFC Bank Limited.			
		Rs. In Lacs	Rs. In Lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual outflow) till now
1	2	3	4
Land cost			
1	a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction.	2,733.60	341.70
	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;	1,822.40	1,822.40
	d) Amount 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);	310.39	310.39
	e) Interest (Other than penal interest, penalties etc) paid to FI, schedule 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.	615.72	137.80
	Sub Total Land Cost (in Rs.)	5482.10	2612.29
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual outflow) till now
1	2	3	4
Project Clearance Fees			
2	(a) Fees paid to RERA	0.4	0
	(b) Fees paid to local authority	10.46	10.46
	(c) Consultant/ Architect Fee	30	0
	(d) Any other IGBS	0	0
	(e) Structural certificate	0	0
	Sub Total Fees paid (in Rs.)		
3A Cost of Development and Construction			
	(a) Cost of services (water, electricity to construction site), site overhead	400	0
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance cost, consumables etc, (so long as these costs are directly incurred in the construction of the concerned project);	100	0
	(c) Cost of material actually purchased	2900	0

	(d) Cost of salary and wages (excluding cost of salaries of employees of the company not directly attached to project);	1000	0
	Sub Total of construction cost (in Rs.) (Sum of (a) to (d) of Row 3A)	4400	0
3B	Cost of construction incurred (As certified by Project Engineer)	0	0
3C	Total Construction Cost (Lower of 3A and 3B)	4400	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	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	4400	0
4	Total Cost of project (Row 1+ Row 2+ Row 3)	9882.10	2612.29
5	Percentage completion of construction work completed (as per Project Engineer, Architect's Certificate)	Nil	
6	Percentage completion of Total project (proportionate cost incurred on the project to the total estimated cost) (Col.4 of Row 4/Col. 3of Row 3)%	Nil	
7	Total amount received from allottees till date since inception of the project (In Rs.)	Nil	
8	70% amount to be deposited in designated account (0.7*Row 7)	Nil	
9	Cummulative amount that can be withdrwan from designated a/c, i.e (Total Estimated Cost * Proportionate Cost incurred on the project) (Column 3 of Row 4 *Row 6)	Nil	
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amount already realized till date but not deposited in the designated account)	Nil	
11	Balance available in designated A/c.	Nil	
12	Amount that can be withdrawn from the designated bank A/c under this certificate (Row 9- Row 10)	Nil	

This certificate is being issued on specific request of M/S GYGY DEVELOPERS PVT LTD through Board Resolution mentioned for UP RERA registration compliance. The certification is based on information and records produced before us/me and is true to the best of our/my knowledge and belief.

For MANV & Associates
(Chartered Accountants)

FRN: 007351N



Anish Kumar Sanghi
(Partner)

M.No. 505416

Place: Gurugram

Date: 04-09-2024

UDIN: 24505416BKAHFU3314