



# Rakesh Kumar Singh & Co.

## Chartered Accountants

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF REGISTRATION OF PROJECT)			
Information as on 12.01.2021			
Certification work Assigned vide letter No. EPV/LR/01		Dated :- 12.01.2021	
<b>Subject:</b> Certificate of Total Cost of Project "The Express Park View II - Low Rise Apartments" for Construction of 16 Tower/Block/Building(s) situated on Khasra no./Plot No. GH-03, Sector-CHI-V, Greater Noida, demarcated by its boundaries (latitude 28.430578 and longitude 77.504507 of the end-points) to the North, to the South, to the East to the West of Village Chuaharpur, Tehsil - Sarar Competent Authority / Development Authority - Greater Noida Industrial Development Authority, District Gautam Budh Nagar, PIN 201308, admeasuring 10575.00 sq. meter area, being developed by M/s IITL Nimbus The Express Park View [Promoter] <b>having RERA Registration No. NIL, Designated A/c No. 605322410000014 Bank Name - Bank of India</b>			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	<b>Land Cost</b> (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.	406,533,079	394,846,070
	<b>SUB TOTAL LAND COST (in Rs.)</b>	406,533,079	394,846,070

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	58,000	58,000
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	58,000	58,000
3A	<b>Cost of Development And construction</b> (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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	497,237,060	
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	497,237,060	0



3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)		
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)	903,828,139	394,904,070
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 )%	43.69%	
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 )	394,904,070	
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)	394,904,070	

This certificate is being issued on specific request of M/s IITL Nimbus The Express Park View (Name of the Promoter) for UP RERA Registration / compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

For Rakesh Kumar Singh & Co.  
Chartered Accountants  
FRN : 024382N

  
Rakesh Kumar Singh  
Proprietor  
M. No. 510809



Place : Delhi  
Dated : 02.02.2021  
UDIN : 21510809AAAAAN1881