

Information as on 20-10-2024

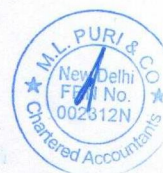
Certification work Assigned vide letter No.

Dated :- 11.11.24

Subject: Certificate of amount incurred on the project **UNINAV RESIDENA** for Construction Work of 8 Nos.of Building, Tower - A, B, C, D, E, F, G, H, NURSING SCHOOL, COMMERCIAL (Residential & convenient Shops) and COMMUNITY facility building situated on Khasra No. 254, 259, 260, 261, 262, 263, 264, 265, 266, 306M, 307M, 354, 355, 356, 357, 358, 373, 374 & 377, Village Noor Nagar, Tehsil Ghaziabad demarcated by its boundaries (latitude and longitude of the end-points) 28°41'57.0"N 77°24'20.2"E to the North 28°41'49.5"N 77°24'23.0"E to the South 28°41'54.4"N 77°24'26.5"E to the East 28°41'52.3"N 77°24'18.5"E to the West of Village Noor Nagar, Tehsil Ghaziabad PIN 201017. Development authority GDA, District Ghaziabad admeasuring 27262.45 sq.mts. area being developed by M/s Uninav Buildcon Pvt. Ltd., **UPRERA Registration No - TO BE APPLIED**

S.No.	Particulars	Rs.in lacs	Rs. in lacs
		Total Cost Estimated	Amount incurred (actual outflow) till 20-10-2024
1			
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	5241.89	5241.89
	(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) above);	622.00	459.00
	(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.	0	0
	SUB TOTAL LAND COST (Rs in Lacs)	5864	5701

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 20-10-2024
1			
2	Project Clearance Fees		
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	1.42	0
	(c) Consultant/Architect Fees (directly attributable to project)	5300	5174.25
	(d) Any other (specify) POLLUTION, EXCAVATION	100	11.40
	SUB TOTAL FEES PAID (Rs in Lacs)	3	2.50
3A	Cost of Development And construction	5404	5188
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	3240	108
	(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	10	0
	(c) Cost of material actually purchased;	19050	113
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	250	0
	Sub Total of Construction Cost (Rs. in Lacs) (sum of (a) to (d) of Row 3a)	22550	221
3B	Cost of construction incurred (As Certified by Project Engineer)	22566	90
3C	Total Construction Cost (Lower of 3A and 3B.)	22550	90
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)	1800	138
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	24350	228
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	35618	11117
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0.40%
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)%		31.21%



Branches

Mumbai
022-28206969

Jaipur
0141-2605453

Ranchi
9852808339

Patna
9630918370

7	Total amount received from allottees till date since Inception of the Project (Rs. In lacs)	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)	11117
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)	11117

This certificate is being issued on specific request of M/s Uninav Developers Private Limited for UP-RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For M.L.PURI & CO.
Chartered Accountants
FRN : 002312N


(CA Rajesh Chand Gupta)
Partner
M.NO. 095584



Date: 11-11-2024
PLACE : New Delhi
UDIN: 24095584BKCQUZ4257