



**MAYANK ASHOK KUMAR
AND ASSOCIATES
CHARTERED ACCOUNTANTS**

H.NO 147, Near Old D.A.V School
Ward No 6, Barra Panna, Kalanaur
Rohtak (Haryana)-124113
M.B 8607343356

Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

UDIN NO.

Information as on 12th May, 2023

Certification work Assigned vide letter No. NPPL/RERA/2022-23/Dec 22 - 01

Dated :- 12th May, 2023

Subject: Certificate of amount incurred on NIRALA GREENSHIRE PH-II for Construction of Residential Comprising of 160 Units/Flats situated at Plot No GH-03 , SECTOR-02, GREATER NOIDA (WEST) demarcated by its boundaries (Latitude - : 28°34'47"N & Longitude - : 77°26'42"E of the end-points) to the North, to the South, to the East to the West of Village - Patwari, Tehsil - Gautam Budh Nagar (Dadri), Competent Authority/Development Authority - GREATER NOIDA DEVELOPMENT AUTHORITY, GREATER NOIDA, admeasuring - 11674 Sq. Meter area, being developed by M/s NIRALA PROJECTS PRIVATE LIMITED having Promotor ID - UPRERAPRM5691 RERA No. *Applied for*, Collection Account No. 777705226349 & RERA Account No. 777705226350, Bank Name - ICICI BANK LTD., ICICI BANK LTD, GAUTAM BUDDHA NAGAR UTTAR PRADESH. IFSC-ICIC0000816 Data regrouped and reclassified as considered necessary.

		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	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); (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.	3,937	0.00
	SUB TOTAL LAND COST (In Rs.)	3,937	0.00
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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	415	0.00
	SUB TOTAL FEES PAID (In Rs.)	415	0.00



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);	7,855	0.00
	Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)	7,855	0.00
3B	Cost of construction incurred (As Certified by Project Engineers)	7,855	0.00
3C	Total Construction Cost (Lower of 3A and 3B.)	7,855	0.00
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)	-	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	7,855	0.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	12,207	0.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.00	
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 Lacs of Rs.)	0.00	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0.00	
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)	0.00	
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)	0.00	
11	Balance available in Designated A/c.	0.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0.00	

This certificate is being issued on specific request of M/s NIRALA PROJECTS PRIVATE LIMITED 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. Actual Cost of Construction has been increased from the budgeted cost due to the current market scenario.

For Mayank Ashok Kumar and Associates,
Chartered Accountants
Firm Registration No. 037548N

(CA Mayank)
Proprietor
(M. No. 558244)



Date: 16/05/2023
Place: NOIDA
UDIN: 23558244BGXPLZ4697