Ranjan Gupta & Co.
Chartered Accountants

Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

UDIN NO. 22082408AMLKMV4512

Information as on **07 July 2022**

Certification work Assigned vide letter No. **Iresh/RERA/2022-23/June 22** — **Dated :- 07 July, 2022**

Subject: Certificate of amount incurred on **Nirala Aspire Phase-IV (B11, B15 to B23)** for Construction of Residential Flats **Comprising of No.of 175 Flats** situated at **Plot No GH-03 , SECTOR-16, GREATER NOIDA (WEST)** demarcated by its boundaries **(latitude and longitude of the end points : 28'36"39.4"N to the 28'36"37.8"N to the 77'27"08.7"E to the 77'27"12.6"E)** to the Tehsil - **Gautam Budh Nagar (Dadri)**, Competent Authority/Development Authority - **Greater Noida Development Authority,** admeasuring parcel of Land under Nirala Aspire Phase-IV is **10053 sq.mts. out of total Land area of 78021.19 sq.mts. area being developed by M/s IRESH NIRALA GOLD PROJECTS LLP** having **Having Promoter Id : APPLIED FOR Rera No - *APPLIED FOR*, Designated A/C No. IRESH NIRALA GOLD PROJECTS LLP-COLLECTION ACCOUNT FOR NIRALA ASPIRE PH-IV - 922020030670634 & IRESH NIRALA GOLD PROJECTS LLP-SEPARATE ACOUNT FOR NIRALA ASPIRE PH-IV - 922020030599267, Bank Name - Axis Bank Ltd., GF, Zygon Square, Plot No. 1, Block H1A, Sector-63, Noida-201307.**

(Data regrouped and reclassified as considered necessary)

S.No.	Particulars	Total Cost Estimated (Rs.in lacs)	Amount incurred (actual out-flow) till now (Rs. In lacs)
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.	2,714.10	-
	SUB TOTAL LAND COST (in Rs.)	**2,714.10**	-

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	**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)	85.35	-
	SUB TOTAL FEES PAID (in Rs.)	**85.35**	-

1858, Sector-37, Noida (U.P.) 201303.
Phone: 9811680272. Email: info@ranjangupta.co.
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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);	6,025.55	-
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	6,025.55	-
3B	**Cost of construction incurred (As Certified by Project Engineer)**	6,025.55	-
3C	**Total Construction Cost (Lower of 3A and 3B.)**	6,025.55	-
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)**	6,025.55	-
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**8,825.00**	-
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		-
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)%		-
7	**Total amount received from allottees till date since Inception of the Project (in Lacs of Rs.)**		-
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**		-
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)**		-
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)		-
11	Balance available in Designated A/c.		-
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 IRESH NIRALA GOLD PROJECTS LLP Regn.No. AAV-8641(having registered office at 201, 2nd Floor,,F 8A, Aruna Park, Vijay Block, Shakarpur ,Delhi,East Delhi,Delhi,110092,India)- the management has requested for this certificate since project is likely to commence soon and RERA compliance being mandatory.The certification is based on the information and records produced before me and is true & fair to the best of my knowledge and belief.

Unique Document Identification Number (UDIN) for this document is **22082408AMLKMV4512**

For RANJAN GUPTA & CO
Chartered Accountants,
Firm Registration No- 017319 N

8-07-2022

Ranjan Gupta
Partner
Membership number: 082408

M/s Ranjan Gupta & Co FRN-17319-N Chartered Accountants

Date: 8th July ,2022
Place: NOIDA

Pl

For **M/s Ranjan Gupta & Co**
Chartered Accountants

Ranjan Gupta Prop.
M.No. 082408 FRN - 17319-N