

# Pradeep Batra & Associates

## Chartered Accountants



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

No. 090/2023-24

Information as on 31st October' 2023

Certification work assigned vide letter No.Nil

Dated : 31/10/2023

**Subject:** Certificate of amount incurred on "Stellar One Phase-II" for Construction of Phase-II situated on Plot No.GH-09, Sector-1, Greater Noida demarcated by its boundaries (latitude 28°-34'-41.92"/28°-34'-30.90" and longitude 77°-26'-03.85"/77°-26'-11.03" of the end-points) to the North, to the South, to the East to the West of Village Bishrakh, Tehsil-Dadri Greater Noida Industrial Development Authority, District Gautambudh Nagar , PIN 201318, admeasuring 21,888 sq. meter area, being developed by Stellar Spring Projects Pvt Ltd having **RERA Registration No. Under process of submitting application, Designated Account No. 50200088184435 (Stellar SPPL Stellar One Ph II Separate A/c) HDFC Bank Limited**

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
	<b>Land Cost (Proportionate)</b>		
	(a) Acquisition cost of land (revised as per reschedulement letter of authority) (purchase or through agreement with land owner) and legal costs on land transaction;	5,499.58	5,499.58
	(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;	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00
	(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); (Included in Para 1 (a) above)	0.00	0.00
	(e) Interest (revised as per reschedulement letter of authority) (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. (Included in Para 1 (a) above)	0.00	0.00
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>5,499.58</b>	<b>5,499.58</b>
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
	<b>Project Clearance Fees</b>		
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	400.00	70.00
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>400.00</b>	<b>70.00</b>




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);	39,200.00	57.50
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	39,200.00	57.50
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	39,200.00	737.00
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	39,200.00	57.50
3D	<b>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) -Proportionate on the basis of area being developed under Phase-2</b>	0.00	0.00
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	39,200.00	57.50
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)*</b>	<b>45,099.58</b>	<b>5,627.08</b>
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 )%		12.48
7	Total amount received from allottees till date since Inception of the Project (in 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 )		5,627.08
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)		5,627.08

This certificate is being issued on specific request of M/s Stellar Spring Projects Pvt Ltd 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.

UDIN: 23091045BGUZRC2464

for Pradeep Batra & Associates  
Chartered Accountants  
FRN-019114N

  
Pradeep Batra  
(Proprietor)  
M. No. 091045



Place : Delhi  
Date : 01/11/2023