



Bansal Ankit & Associates

CHARTERED ACCOUNTANTS

Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Registration No.

Refundation work. Assigned vide letter No.

Dated :-

Subject: Certificate of amount incurred on ATS Le Grandiose Ph-2 for Construction of 07 Tower/Block/Building(s) situated on Khasra no./Plot SC-81/C-43 of Sport City Sector 150 Noida UP, demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°37'74"N, 77°29'19.73"E, to the South 28°25'29.36"N, 77°29'19.11"E, to the East 78°25'33.78"N, 77°29'24.56"E, to the West 28°32'71"N, 77°29'16.06"E, of Village NA, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority Noida, District Gautam Buddha Nagar, PIN 201308, admeasuring 27029 sq. meter area, being developed by Nobility Estates Pvt. Ltd. (Promoter) having RERA Registration No. UPRERAPR14316, Designated A/C No. 57500000144920, Bank Name Kotak Bank.

Sl. No.	Particulars	Rs. in lacs	Rs. in lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	Land Cost	141.33	11244.90
	(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 (MCLR)" on money borrowed for purchase of land and also to Competent Authority.		
	SUB TOTAL LAND COST (in Rs.)	141.33	11244.90

Sl. No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
2	Project Clearance Fees	1.4	1.41
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	1.4	1.41
3	Cost of Development And construction	24.913	221.23
	(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);		



	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	24,913	221.23
3B	Cost of construction incurred (As Certified by Project Engineer)	24,613	221.23
3C	Total Construction Cost (Lower of 3A and 3B.)	24,613	221.23
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)	7500	7694.86
4	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	32113.42	7916.09
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	46,248	19162.39
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	1%	
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]%	41%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		149.29
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		104.50
9	Cumulative 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)		19162.39
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)		149.29
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)		19013.10

This certificate is being issued on specific request of M/s Nobility Estates Pvt Ltd (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Signature of Chartered Accountant with seal
(Name of the Chartered Accountant)
(Membership Number)

Overheads
Management Fees
Royalty
Selling &
Marketing
Expn

1057.105

1057.105

47305.41885

47604.01385

-298.595

For and on behalf of
M/s Bansal Ankit & Associates
(Chartered Accountant)

CA Ankit Bansal
Proprietor

M No 523438

FRN : 016538C

Dated: 06 July, 2018

Place : New Delhi

