

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 01 March 2025			
Certification work Assigned vide letter No. TRG/2412		Dated :- 10 March 2025	
<p>Subject: Certificate of amount incurred on TRG The Mall for Construction of Commercial Building situated on Khasra no. 77 MI, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village 28°37'32.5"N 77°25'31.5"E, Tehsil Ghaziabad Development Authority, District Ghaziabad , PIN - 201009, admeasuring 6378.00 sq. meter area, being developed by TRISOL RED DEVELOPERS LLP having RERA Registration No. ID1481263 , Designated A/C No. 071805005084 Bank Name- ICICI Bank</p>			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (Rs. 14.51 crores) (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; (Rs 2.95 Crores) (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.	1,746	550
SUB TOTAL LAND COST (in Rs.)		1,746	550

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)	300	53
	SUB TOTAL FEES PAID (in Rs.)	300	53
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);	2,600	56
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,600	56



Address

-6/11, Sec 6, Vaishali, Ghaziabad (U.P.)-201010
 -52, National Park, Lajpat Nagar IV, Delhi-110024
 - 212 & 237, SKG Homes, Sec-13, Vasundhara, Ghaziabad(U.P.)-201012

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3B	Cost of construction incurred (As Certified by Project Engineer)	2,600	56
3C	Total Construction Cost (Lower of 3A and 3B.)	2,600	56
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	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,600	56
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	4,646	659
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0
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)%	14.18%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		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. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)		659
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)		659

This certificate is being issued on specific request of M/s Trisol Red Developers LLP 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.

For Anupam Parashar & Co.

Chartered Accountants

FRN: 023779C

CA Anupam Parashar

Partner

Membership No.- 515969

UDIN: 25515969BMIEFP3942

Place: Ghaziabad

Date: 10th March 2025

