



SANJAY PREM KISHOR & Co

CHARTERED ACCOUNTANTS

FORM-5

(For The Purpose of Registration of Project
and for withdrawal of Money from Designated Account)

Subject:

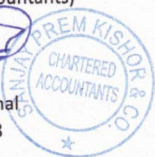
Certificate of amount incurred on Construction Work of PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT AT KHASRA NO.122 AT VILLAGE MORTI & 963 AT VILLAGE NOORNAGAR GHAZIABAD(U.P.) No. of Building(s)/ 63 VILLAS & 16 SHOPS Block(s) of the 1ST Phase of the Project [UPRERRegistration Number] situated on the Khasra No./Plot No. 122 AT MORTI & 963 AT NOORNAGAR Demarcated by its boundaries (latitude and longitude of the end points) 28.711137, 77.417243 to the North OTHER PROPERTY to the South 30M ROAD to the East PROPOSED 24M ROAD to the West of OTHER PROPERTY Tehsil GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPEMENT AUTHORITY District GHAZIABAD PIN 201003 admeasuring 13180 sq.mts.area being developed by [NIRVANA HOMES], Designated A/c No. :- Bank Name :-

Sl. No.	Particulars	Total Cost Estimated (In Crore)	Amount Incurred (In Crore)
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: (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority of State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amount 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.	10.06	10.06
	SUB TOTAL LAND COST (in INR)	10.06	10.06
Sl. No.	Particulars	Total Cost Estimated (In Crore)	Amount Incurred (In Crore)
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) (Note : Estimated cost of consultant/ Architect Fee consider as of INR 3800000	7.55	7.32
	SUB TOTAL FEES PAID (in INR)	7.55	7.32
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 salary of employees of the company not directly attached to the project) (e) Cost of marketing/ advertisement/ administrative and commission expenses	50 12.39	3.25 0.33
	SUB TOTAL of construction cost (in INR) (sum of (a) to (e) of Row 3(a))	62.39	3.58

3B	Cost of Construction incurred (as certified by Project Engineer)		62.39	3.58
3C	Total Construction cost (Lower of 3A and 3B)		62.39	3.58
3D	Interest (other than Penal Interest and Penalties etc) paid to Financial institutions, 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)		62.39	3.58
4	TOTAL COST OF PROJECT (ROW 1 + ROW 2+ ROW 3)		80	20.96
5	Percentage completion of Construction work completed (as per Project Engineer, Architect's certificate)		100%	6.50%
6	Percentage completion of Total Project (Proportionate cost incurred on the project of Total Estimated cost) (Col 4 of row 4/ col 3 of row 4)%		6.50%	6.50%
7	Total amount received from allottees till date since inception of the Project (in INR)		0	0
8	70% Amount to be deposited in Designated Account (0.7% Row 7)		0	0
9	Cumulative Amount that can be withdrawn from Designated Acc i.e.(Total Estimated cost * Proportionate cost incurred on the project)(Column 3 of Row 4 * row6)		0	0
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amount already realized till date but not deposited in the designated Account		0	0
11	Balance available in designated Account		0	0
12	Amount that can be withdrawn from the designated Bank Account under this certificate (Row 9 - Row 10)		0	0
This certificate is being issued on special request of M/s Nirvana Homes 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 M/s Sanjay Prem Kishor & Co
(Chartered Accountants)

CA Sanjay Singhal
M. No : 077688



Date : 20.05.2024

Place : Pilkhuwa

UDIN : 24077688BKGUNN4384