



From - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)			
Information as on 01.07.2025			
Certification work Assigned vide letter No.- NIL Dated 02.07.2025			
UDIN No. -25409153BMMHNF7109			
<b>Subject: Certificate of amount incurred on BIIGTECH Project for Construction of 1 No. Commercial Tower E &amp; F situated on IT Park Plot Number 21, Knowledge Park III, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, Development Authority - Greater Noida Industrial Development Authority, District Gautam Buddha Nagar, Uttar Pradesh admeasuring 17,148.54 Sq. Mtrs. area, being developed by Prasandi Infotech Park Pvt.Ltd. having RERA Registration No. - applied , Separate Bank A/c No.777705348808 , Prasandi Infotech Park Pvt. Ltd. Separate Bank Account for BIIGTECH, Bank Name- ICICI Bank Ltd.</b>			
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
1	<b>Land Cost</b> (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.	667	350
	<b>SUB TOTAL LAND COST (in Rs.)</b>	667	350
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	568	47
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	568	47
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);	11,765	0
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	11,765	0
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	11,765	0
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	11,765	0
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)</b>	3,000	0
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	14,765	0
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	16,000	397

**GAURAV  
AGRAWAL**

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(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)		
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		Rs. in Lakhs
		Rs. in Lakhs
<b>S.No.</b>	<b>Particulars</b>	<b>Total Cost Estimated</b>
<b>1</b>	<b>2</b>	<b>3</b>
<b>5</b>	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 1 No Commercial Block E & F)	0%
<b>6</b>	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)%	2%
<b>7</b>	Total amount received from Allottees till date since Inception of the Project (in Rs.)	0
<b>8</b>	70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>	0
<b>9</b>	Cumulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6 )</b>	397
<b>10</b>	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
<b>11</b>	Balance available in Separate Bank A/c as on 01.07.2025	0
<b>12</b>	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>	397
This certificate is being issued on specific request of <b>Prasandi Infotech Park Pvt. Ltd.</b> for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.		
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C		
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <b>GAURAV</b>  <b>AGRAWAL</b> </div> <div>             Digitally signed by              GAURAV AGRAWAL              Date: 2025.07.08              15:28:07 +05'30'           </div> </div>		
CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 08.07.2025 Place: Greater Noida		



**TO WHOM SO EVER IT MAY CONCERN**

This is to certify that Prasandi Infotech Park Private Limited ("Promoter") has applied for registration of the following Project with the Hon'ble Uttar Pradesh Real Estate Regulatory Authority (UP RERA):

• **BIIGTECH**

The above said Project is situated at IT Park Plot No. 21, Knowledge Park- III, Greater NOIDA, Gautam Buddha Nagar, Uttar Pradesh.

The **total estimated finance/interest cost** for the above-mentioned projects is **Rs. 3,000 Lakhs**.

Based on the records, documents produced, and information provided by the Promoter, the breakup of estimated Finance cost for the above said project is as follows:

Calculation of Estimated Interest Cost of BIIGTECH Project		
S.No.	Particulars	Amount ( in Lakhs)
1	Secured Loan	5,000
2	Interest on Secured Loan (Rate of Interest @ 15%)	3,000
	<b>Total Interest Cost</b>	<b>3,000</b>

It is hereby certified that the above statement is **true and correct** to the best of my knowledge. The figures have been provided based on documents, records produced before me, and clarifications/explanations given by the Promoter Company.

For Gaurav Jai Agrawal & Associates

Chartered Accountants

Firm Regn. No. 024547C

Gaurav Agrawal

(Proprietor)

Membership No.- 409153

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**AGRAWAL**

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GAURAV AGRAWAL  
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Dated: 08.07.2025

Place: NOIDA

UDIN No.- 25409153BMMHNG8719