



D.PATHAK & CO.
CHARTERED ACCOUNTANTS

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 29.01.2024

Date:-29-01-2024

Subject: Certificate of amount incurred on "SAI KOHINOOR GRAND" for Construction Tower/Block/Building 1 BLOCK-A, AT KHASRA NO-1081,1082,1086,1088, Demarcated by its boundaries (latitude and longitude of the end points) 26.922325, 81.065057 to the North 26.921853, 81.064667 to the South 26.921984, 81.065044 to the East 26.922261, 81.064724 to the West of VILLAGE RENDUWA PELHARI, PARGANA- DEWA, TEHSIL- NAWABGANJ, DIST- BARABANKI-226019, Competent authority Jila Panchyat District BARABANKI PIN 226019 admeasuring 1656 sq.mts. area being developed by ONELLA REALTY PVT. LTD. having RERA Registration No"APPLIED FOR" , Bank Account No. 924020001009607 Bank Name- AXIS BANK, ALIGANJ, LUCKNOW-226024

		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; (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.		67.14
	SUB TOTAL LAND COST (in Rs.)	0.00	67.14



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)		
	SUB TOTAL FEES PAID (in Rs.)	0.00	0.00
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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	0	0
3B	Cost of construction incurred (As Certified by Project Engineer)	0	0
3C	Total Construction Cost (Lower of 3A and 3B.)	0	0
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)	N.A	N.A
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	0	0
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	0.00	67.14
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)%	%	
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. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	0	
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)	0
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NOTE:
 1. This certificate is being issued on specific request of M/s ONELLA REALTY PVT. LTD 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.

2. The Project "SAI KOHINOOR GRAND" is developing on 1656 sq.mtr. Land. The Land owner is M/S. Mohan Developers (Land Owner) and the project developing by M/s Onella Realty Pvt. Ltd, (Developer). Both the parties mutually agreed to develop the project. As per mutual understanding and documents provided to us Land owner share which will be developed by developer and given to land owner against the consideration of land, therefore construction cost of the land owner share is considered as land cost.

For D. Pathak & Co.
 Chartered Accountants
 FRN No. 001439C




(Ankur Verma)
 Partner
 M. No. 520806
 UDIN-24520806BKFMS9929
 Place: Lucknow
 Date: 29.01.2024