



Ritesh Shailendra & Co.

CHARTERED ACCOUNTANTS

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 07-09-2024

Certification work Assigned vide letter No.- PDL/2024-25/15 Dated :- 06/09/24

Total 3 Towers, Alfa Tower-104 flats, Beta Towers-216 flats, Gamma Towers-216 Flats, Commercial-13 shops.

Subject: Certificate of amount incurred on SKA Divine for Construction situated at GH-02, Sector-1, Wave City, Ghaziabad, U.P, demarcated by its boundaries (latitude and longitude to the end points) 28.394N to the north to 29.551 the south to the 77.293 east to the 77.30 west competent authority - Ghaziabad Development Authority (GDA), Distt- Ghaziabad, Pin- 201010 admeasuring 20040 sq. meter area, being developed by M/S Prasu Buildcon LLP *having RERA Registration No-----, Designated A/C No.-628605018403 with ICICI Bank, RDC Raj Nagar Branch, Ghaziabd, U.P*

S.No.	Particulars	Total Cost Estimated	Rs.in CRS	Rs. In CRS
			Amount incurred (actual out-flow) till now	
1	2	3	4	
1	LAND COST			
a	Acquisition cost of land and legal cost on land transaction	80.48	11.74	
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;	8.00	0.00	
c	Lease Rent (Including one time Lease Rent)	0	0.00	
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);	6.44	6.44	
e	(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.	10.00	0.00	
	SUB TOTAL LAND COST (in Rs.)	104.92	18.18	

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	0.01	0
b	Fees Paid to Local Authority	3.50	2.72
c	Fees paid to Consultant/Architecht	2.00	0.10
d	Any other Fees	0.50	0.00
	SUB TOTAL FEES PAID (in Rs.)	6.01	2.82
3A	Cost of Development and Construction		
a	Cost of services (water, electricity to construction site) , Site Overheads;	10.00	0.00



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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);	0.00	0.00
c	Cost of material actually purchased;	240.00	0.00
d	Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	10.00	0.00
e	Payment made to contractors of the project & other exp	151.00	0.00
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	411.00	0.00
3B	Cost of construction incurred (As Certified by Project Engineer)	413.00	0.00
3C	Total Construction Cost (Lower of 3A and 3B.)	411.00	0.00
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)	38.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	449.00	0.00
	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	559.93	21.00
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)%	3.75	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0.00	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0.00	
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)	21.00	
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)	0.00	
11	Balance available in Designated A/c.	0.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	21.00	

This certificate is being issued on specific request of M/s Prasu Buildcon LLP for UPRERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For Ritesh Shailendra & Co
Chartered Accountants



(Ritesh Srivastava
M.No. 401694

UDIN : 24401694BKCOXB6926

Date : 14/09/2024

Place : Ghaziabad