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Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on: 04-01-2023
Certification work Assigned vide letter No.02 Dated: 11/01/2023

Subject: Certificate of amount incurred on (Project Name) for Construction of IRIS PRIME, 1 Tower/Block/Building, 1 situated on Khosla no./Plot No. 303/2NA, 303M/3 Demarcated by its boundaries (latitude and longitude of the end points) 28.39 1.2 to the South, 77.20.44 to the East, 77.20.50 to the West of village, Pehladigrahi, Tehsil, GHAZIABAD, Competent/ Development authority, Ghaziabad Development Authority, District, Ghaziabad, PIN, 201019, measuring 9096 sq.mts. area being developed by "SARENA PRIVATE LIMITED" having REBA Registration No. (Application ID: 679738), Designated A/C No. 210021010000062 Bank Name- UNION BANK OF INDIA, VASUNDHARA, GHAZIABAD, U.P.

S.No.	Particulars	Rs in lacs	Rs. in lacs
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 TOR (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 (b) 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.	6036 1300	0 0
	SUB TOTAL LAND COST (in Rs. lacs)	8236	0

S.No.	Particulars	Total Cost Estimated	Amount incurred (Actual)
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultants/Architect Fees (directly attributable to project) (d) Any other (Specify)	1000	1034
3A	SUB TOTAL FEES PAID (in Rs. lacs) 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., (in 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 (including cost of salaries of employees of the company not directly attached to project).	1000 11300	1834 0
	Sub Total of Construction Cost (in Rs.lacs) (sum of (a) to (d) of Row 3a)	11300	0
3B	Cost of construction incurred (As Certified by Project Engineer)	11300	0
3C	Total Construction Cost (Lower of 3A and 3B.)	11300	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	NA	NA
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	11300	0

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4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)			21436	1834
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) %			8.56	
7	Total amount received from clients 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	Cumulative 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)			1834	
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)			1834	

This certificate is being issued on specific request of M/s SARENA PRIVATE LIMITED (Name of the Promoter) for UP SEPA compliance. The certification is based on the information and records produced before us/mw and is true to the best of our/my knowledge and belief.

Signature of Chartered Accountant with seal
 Name of the Chartered Accountant: ROHIT AGRAWAL
 Membership Number: 006514
 Place: New Delhi
 Dated: 04/03/2023
 UDIN NO: 230055148GJHRS4665

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