



# TANUJ BHARDWAJ & ASSOCIATES

93, MADARI GATE, NEAR HAKIM RAM JI MAL, SITA RAM  
KUNCHA, BAREILLY, 243001  
Mobile : 09548864140  
EMAIL :catanuj 01@gmail.com

Form — 5

## CHARTERED ACCOUNTANT'S CERTIFICATE

Unique Document Identification Number (UDIN) for this document is  
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)  
Information as on 27-07-2023

Certification Work Assigned vide letter No.01

Dated :-As on 27/07/2023

Subject: Certificate of COST OF THE PROJECT Work of 3 Tower( 162 Flat) 51 Plot/Villas and one shop of Project "SOBTI SAPPHIRE" [UPRERA Registration Number A/F ] situated on the Chak Noin Chak No. 47 – Gata No. 66 Min, 67 Min,106 Min.,108 Min., 109, 110 Min. ,111, 112, 113 Min., 116 Min. & 117 Min. & Chak No. 360 – Gata No. 140, 142 Min & 143 Min. Demarcated by its boundaries 28.974849 and 79.366153 (latitude and longitude of the end points) to the North to the South, to the East to the West of village Dibidiba Tehsil Bilaspur Competent/ Development authority Zila Panchayat, Rampur District Rampur PIN 244 923 admeasuring 49106.874 Sq.Mts. area being developed by Sibtis Buildwell Limited.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) 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.	3401.89	0
	<b>SUB TOTAL LAND COST (in Rs.)</b>	3401.89	0

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-
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1	2	3	4
			flow) 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 (Water And Air Consent) Pollution Board	2.51 14.26 150.00 0	0 0 0 0
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	166.77	0
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);	30451.34	0
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	30451.34	0
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	30451.34	0
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	30451.34	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>	0	0
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	30451.34	0
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	34020.00	0
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 )%		0



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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 <b>(0.7*Row 7)</b>	0
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project)</b> <b>(Column 3 of Row 4 * row 6 )</b>	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 <b>(Row 9 – Row 10)</b>	0

This certificate is being issued on specific request of M/s Soltis Buildwell 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.

For Tanuj Bhardwaj & Associates  
Chartered Accountants

UDIN : [23434452BGPEYP5556](#)



Proprietor  
M.No.434452  
FRN022519C

Note – 1- Land has been valued at rate given as per joint venture among parties to the agreement. And Development & Non Development Estimated cost has been provided by the management of Company. We are not certifying the Estimated cost of the project, this is only a cost certificate.

2- Total % of Project Completion includes Land value