



Form – 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 12/09/2025

Subject: Certificate of amount incurred on Divyav Grande for Acquisition and Development of land or/and Construction of One Tower/Block/Building(s) Commercial Building situate on Khasra no./Plot No.SLC-8/G/4, demarcated by its boundaries (latitude and longitude of the end-points) 28 29 08.90N, 28 29 07.63N, 28 29 09.68N, 2829 08.53N, 77 31 07.86E, 77 31 08.82E, 77 31 09.38E, 77 31 10.22E Sector-Delta -II , Tehsil Dadri, Competent Authority/Development Authority Greater Noida Industrial Development Authority, District Gautam Budha Nagar , PIN 201310, admeasuring 2313.47 sq. meter area, being developed by [Promoter] having RERA Registration No.Designated Separate A/c No. 50200113220351 Bank Name: HDFC Bank

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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.	4,145.32	2,574.56
	SUB TOTAL LAND COST (in Rs.)	4,145.32	2,574.56

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
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) Marketing Fees, Lease Rent, Labour cess	2,311.54	121.18
	SUB TOTAL FEES PAID (in Rs.)	2,311.54	121.18
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);	11,377.12	47.17
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11,377.12	47.17

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3B	Cost of construction incurred (As Certified by Project Engineer)		40.09
3C	Total Construction Cost (Lower of 3A and 3B.)	11,377.12	40.09
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)		
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	17,833.98	2,742.91
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) %	0.15	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		
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)		
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.		
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		0

This certificate is being issued on specific request of M/s Sukadiv Projects LLP for UP RERA 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 V.K. Mittal & Co.

(Chartered Accountants)

Firm Registration No. 025917N

CA Vaibhav Mittal

Partner

Membership No.- 528851

Date: 15.09.2025

Place: Delhi

UDIN: 25528851BMJFUU6892



V. K. Mittal & Co.
Chartered Accountants

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.

Date:-15.09.2025

Information as on 12.09.2025

Subject: Certificate of amount incurred on Disyary Grande for Acquisition and Development of land or/and Construction of One Tower/Block/Building(s) _____ situate on Khasra no./Plot No. S1.C-8/G/4, demarcated by its boundaries (latitude and longitude of the end-points) 28 29 08.90N, 28 29 07.63N, 28 29 09.68N, 2829 08.53N, 77 31 07.86E, 77 31 08.82E, 77 31 09.38E, 77 31 10.22E Sector- Delta -II , Tehsil Dadri, Competent Authority/Development Authority Greater Noida Industrial Development Authority, District Gautam Budha Nagar , PIN 201310, admeasuring 2313.47 sq. meter area, being developed by [Promoter Name] and [Promoter Id], having Separate A/c No. 50200113220351 Bank Name: HDFC Bank

PART-B

I/We also certify that:

Out of the amount reported in Column 6 of S No. 4B above:

- (a) Rs. 2735.83 Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(f)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- (b) Rs. 7.08 Lacs is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.
- (c) Rs.Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that allottee.

(in Rs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1	Sukadix Infotech Pvt. Ltd.	185,341,399	Land Cost	HDFC Bank Ltd.	HDFC0001351	50200048185235
2	Sukadix Project LLP	72,114,426	Land Cost	HDFC Bank Ltd.	HDFC0005819	50200106685594
3	Sukadix Project LLP	12,117,510	Cost of construction, development & others	HDFC Bank Ltd.	HDFC0005819	50200106685594
4	Sukadix Project LLP	4,717,107	Cost of construction, development & others	HDFC Bank Ltd.	HDFC0005819	50200106685594
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13						
14						
15						
16						
17						
Total		274,290,442				

This certificate is being issued on specific request of M/s Sukadix Projects LLP 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.



CA Vaibhav Mittal
Membership Number:-528851
V.K.Mittal & Co
Firm Registration Number:-025917N
UDIN: **25528851BMJFVUG892**
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