

Seksaria & Associates

Chartered Accountants



Certificate No.: 0074

UDIN: 19540065AAAADJ7538

Form – 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.03.2019

Project Details

Project Name	Omaxe Shiva 2
Promoter Name	Pancham Realcon Private Ltd.
RERA Registration NO	
Designated AC no.	919020038632935
Bank Name	Axis Bank Limited

S.No.	Particulars	Total Cost Estimated (Amount in INR Lacs)	Amount incurred (actual out-flow) till now (Amount in INR 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;	169.00	169.00
	(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;	15.00	15.00
	(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.	20.00	0.00
	SUB TOTAL LAND COST (in Rs.)	204.00	184.00
2	Project Clearance Fees		
	(a) Fees paid to RERA	1.13	
	(b) Fees paid to Local Authority	38.87	34.00
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	40.00	34.00
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;	3,050.00	9.00
	(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)	3,050.00	9.00



Faridabad Office: 2759, Sector-3, Faridabad – 121004

Delhi Office: J-8/65, Ground Floor, Rajouri Garden, New Delhi – 110027

M. No. +91 - 83770 12723 | +91 - 87003 10710

Email ID: seksariavaibhav@gmail.com | vaibhav.seksaria@outlook.com

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3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)	3,050.00	9.00
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)	30.50	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	3,080.50	9.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,324.50	227.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.29%	
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)%	6.83%	
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)		-
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)		227.00
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)		-
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)		227.00

This certificate is being issued on specific request of M/s **Pancham Realcon Private Limited** for UP RERA compliance. The certification is based on the unaudited books of accounts, information and records produced before us and is true to the best of our knowledge and belief.

For **Seksaria & Associates**

Chartered Accountants

Firm Reg. No. 021316C


Vaibhav Seksaria
 Proprietor
 Membership No. 540065

Place: New Delhi

Date: 20th May 2019

Faridabad Office: 2759, Sector-3, Faridabad – 121004

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