



TO WHOM IT MAY CONCERN

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 19.11.2021

Certification work Assigned vide letter No. GSP/2021/101

Dated :- 01.11.2021

Subject: Certificate of amount incurred on GSP Divine Homes situated on Plot No. GH-A (GH-6 to GH-13), Housing Sector, Talanagri, Aligarh being developed by M/s Ozone Promoters Private Limited.

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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;	654	593
	(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;	NIL	NIL
	(c) Acquisition cost TDR (Transfer of Development Rights), if any;	NIL	NIL
	(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);	NIL	NIL
	(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.	52	27
	SUB TOTAL LAND COST (in Rs.)	706	620
2	Project Clearance Fees		
	(a) Fees paid to RERA	1	NIL
	(b) Fees paid to Local Authority	53	42
	(c) Consultant/Architect Fees (directly attributable to project)	50	25
	(d) Any other (Pollution NOC, Completion Certificate, OC etc)	40	NIL
	SUB TOTAL FEES PAID (in Rs.)	144	67
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	150	NIL
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs,	23	NIL
	(c) Cost of material actually purchased;	2500	NIL
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	400	NIL
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	3073	NIL
3B	Cost of construction incurred (As Certified by Project Engineer)	NIL	NIL
3C	Total Construction Cost (Lower of 3A and 3B.)	3073	NIL



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)	NIL	NIL
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	3073	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3923	687
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	NIL	
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)%	New Project	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	NIL	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	NIL	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project) (Column 3 of Row 4 * row 6)	NIL	
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)	NIL	
11	Balance available in Designated A/c.	NIL	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	NIL	

This certificate is being issued on specific request of M/s Ozone Promoters Private Limited 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, Karan Babaljit & Associates
Chartered Accountants

Babaljit Singh
Prop.



Place:- Delhi

Dated:- 19/11/2021

UDIN:- 21508017AAAAJF3611