YOGESH KANSAL & COMPANY
Chartered Accountants
Ph. (0120) 4370390
509,Aditya Corporate Hub, RDC, Raj Nagar, Ghaziabad - 201002

## CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF REGISTRATION OF PROJECT UNDER RERA)

Information as on 15.10.2024

Dated :- 16.10.2024

**Subject:** Certificate of amount incurred on STREET 45 for Construction of Commercial Building(s) situated at Plot No._C-3 Pine wood Enclave Wave City Sector-02 Wave City, demarcated by its boundaries (latitude and longitude of the end-points) to the North 28' 39' 1.836"N 77' 29' 40.092"E , to the South 28' 39' 0.324"N 77' 29' 38.112"E , to the East 28' 39' 1.08"N 77' 29' 40.38"E , to the West 28' 39' 1.98"N 77' 29' 38.904"E of Village , Ghaziabad Development Authority, Distric Ghaziabad, PIN 201010 ad measuring 2695 sq. meter area, being developed by M/s Raj Life Space LLP ***having RERA Registration No .***—NA—— , **Designated A/C No.-07491100000817 , Bank Name- PUNJAB AND SIND BANK**

| | | Rs.In lacs | Rs. In lacs |
|---|---|---|---|
| **S.No.** | **Particulars** | **Total Cost Estimated** | **Amount Incurred (actual out-flow) till now** |
| 1 | 2 | 3 | 4 |
| 1 | **Land Cost**<br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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);<br>(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. | 1934.65<br><br>154.77 | 1934.65<br><br>154.77 |
| | **SUB TOTAL LAND COST (In Rs.)** | 2089.42 | 2089.42 |

| **S.No.** | **Particulars** | **Total Cost Estimated** | **Amount Incurred (actual out-flow) till now** |
|---|---|---|---|
| 1 | 2 | 3 | 4 |
| 2 | **Project Clearance Fees**<br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify) | 0.37<br>16.98<br>31.00 | 16.98<br>7.00 |
| | **SUB TOTAL FEES PAID (In Rs.)** | 48.35 | 23.98 |

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| | | | |
|---|---|---|---|
| 3A | **Cost of Development And construction**<br>(a) Cost of services (water, electricity to construction site) , Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of ***Salary and Wages*** (excluding cost of salaries of employees of the company not directly attached to project); | 2788.58 | 3.32 |
| | ***Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )*** | 2788.58 | 3.32 |
| 3B | ***Cost of construction incurred (As Certified by Project Engineer)*** | 0 | 0 |
| 3C | ***Total Construction Cost (Lower of 3A and 3B.)*** | 0 | 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)*** | 0 | 0 |
| 3 | ***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*** | 0 | 0 |
| 4 | **TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)** | 4926.35 | 2116.72 |
| 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 )% | 43% | |
| 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 **(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 )** | 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 **(Row 9 – Row 10)** | 0 | |

This certificate is being issued on specific request of M/s RAJ LIFE SPACE 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.

For YOGESH KANSAL & COMPANY
CHARTERED ACCOUNTANTS

YOGESH KANSAL & COMPANY
FRN:507136C
GHAZIABAD
Chartered Accountants

(CA ABHAY KANSAL)
Membership No. : 439591
UDIN:- 24439591BKAJFV5942