

**Form - 5****Chartered Accountant's Certificate  
(For the purpose of Withdrawal of Money from Designated Account of Project)**

To,  
The Secretary  
Uttar Pradesh Real Estate Regulatory Authority,  
Naveen Bhavan, Rajya Niyojan Sansthan  
Kala Kandar House, Lucknow-226007

Information as on 17.12.2023

Certification work assigned vide letter/email dated 19.12.2023

**Subject:** Certificate of amount incurred on Tower-A namely **ONYX Blue of the Project -ONYX** situated on Plot No. 6, Sector – 142, Noida, demarcated by its boundaries (latitude and longitude of the end points) Point no. 1 (Latitude 28.502504, Longitude 77.412650) Point No. 2 (Latitude 28.504681, Longitude 77.412507), of Sector-142, Noida, District - Gautam Budha Nagar, Uttar Pradesh – 201305, admeasuring 20638 Sq. Meter area, being developed by **M/s Splendor Information Technology Private Limited** [Promoters Registration No. UPRERAPRM242581 and UPRERA Registration to be applied] having RERA designated A/c No. **50200084325437 with HDFC Bank Limited Sector -93A, Noida, District Gautam Budh Nagar, U.P.[ to be operated upon UPRERA registration]**

Sl. No.	Particulars	Rs. In lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till 17-12-2023
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	1208.04	1208.04



	(SBI -MCLR)" on money borrowed for purchase of land and also to, Competent Authority.		
	<b>SUB TOTAL LAND COST ( Rs. in Lacs)</b>	<b>1208.04</b>	<b>1208.04</b>
	<b>Project Clearance Fees</b>	<b>670.59</b>	<b>542.62</b>
2	(a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (Rs. in Lacs)</b>	<b>670.59</b>	<b>542.62</b>
	<b>Cost of Development And construction</b>	<b>24469.29</b>	<b>558.39</b>
3A	(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);		
	<b>Sub Total of Construction Cost (Rs. in Lacs) (sum of (a) to (d) of Row 3a)</b>	<b>24469.29</b>	<b>558.39</b>
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	<b>24469.29</b>	<b>558.39</b>
3C	<b>Total Construction Cost (Rs. in Lacs) (Lower of 3A and 3B)</b>	<b>24469.29</b>	<b>558.39</b>
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>	<b>2407.22</b>	<b>7.22</b>
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D) (Rs. in Lacs)</b>	<b>26,876.51</b>	<b>565.61</b>
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>28,755.14</b>	<b>2316.27</b>
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		2.19%
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)%		8.06%



7	Total amount received from allottees till date since Inception of the Project (Rs. in Lacs)	Nil
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	N.A.
9	Cumulative 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) (Rs. in Lacs)	2316.27
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.	N.A.
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	2316.27
<b>Note :</b>		
1	The Promoter <b>M/s. Splendor Information Technology Private Limited</b> has got leasehold rights of Industrial plot bearing no.06, Sector-142 Noida, admeasuring 40,315.80 Square Meters, from Noida Authority for setting up IT/ ITes Project and lease deed was executed upon payment of entire premium and one time lease rent. The Promoters are developing this project in two Phases. The land admeasuring 20638 Square Meters is allocated for the development of Phase-1 of the Project namely "ONYX" .	
2	This certificate is being issued on specific request of Promoter M/s. Splendor Information Technology Pvt. Ltd. for UP RERA registration only and not for withdrawal of money.	
3	The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.	
4	We only certify the figures of Actual amount of expenditure incurred in the above table/Certificate. We neither certify nor assume any responsibility of the estimated amount given in the above table/Certificate. These estimated figures are based on the estimates made by the management.	

**For Oswal Sunil & Company**  
**Chartered Accountants**  
**FRN-016520N**

  
**CA D.S.Kajar**  
**Partner**  
M.No.091609  
UDIN-23091609BGFYQ9758



Place : New Delhi  
Date: 21/12/2023