



Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30.09.2021

Certification work Assigned vide letter No.

Dated :- 09.11.2021

PROMOTER NAME: SJP GLOBAL LIMITED

PROJECT NAME: SHRI RADHA GULMOHAR-4

Subject: Certificate of amount incurred on Project:- Shri Radha Gulmohar-4 for Development of Land situated on Khasra no.78(P), 79(P), 85(P), 89(P), 98(P), 99-105, 106-107(P), 108, 109(P), 111-114, 114/1090, 115-116, 117(P), 124-128(P), 129, 130-132(P), 139-141(P), 142-145, 146, 147, 148(P), 149-151(P), 152-153, 155, 156(P), 160(P) Situated at Mauza- Satoha Asgarpur and Khasra No. 245(P) & 246 (P) Situated at Mauza- Nagla Sadola, demarcated by its boundaries (latitude:-27.494194, 27.494232 and longitude:- 77.602564, 77.606996 of the end-points) to the North, to the South, to the East to the West of Village Satoha Asgarpur, Tehsil- Mathura PIN 281004, admeasuring 99236 SQM area, being developed by SJP Global Limited having RERA Registration No. UPRERAPRM13959, Designated A/C No. 57500000456657 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.	2,128	2,128
	SUB TOTAL LAND COST (in Rs.)	2,128	2,128

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)	473	135
	SUB TOTAL FEES PAID (in Rs.)	473	135



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 <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);	1,031	105
	Sub Total of Development & Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,031	105
3B	Cost of Development & construction incurred (As Certified by Project Engineer)	1,249	141
3C	Total Development & Construction Cost (Lower of 3A and 3B.)	1,031	105
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)	460	170
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,491	274
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	4,092	2,537
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	14%	
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)%	62%	
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)	1573	
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)	1573	

This certificate is being issued on specific request of M/s SJP Global Limited for UP RERA compliance. The certification is based on the information and records produced before us/me for the period till 30.09.2021 and is true to the best of our/my knowledge and belief.
Note: Interest Capitalization for the FY 2020-21 is subject to the finalization of the Financial Statements.

CA. Sachin Agrawal
M.No.: 432522
UDIN:21432522AAAAJJ4392

