



REG-03			
<b>Chartered Accountants Certificate</b>			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.09.2021			
Certification work Assigned vide letter No.- NIL Dated -05.10.2021			
UDIN No. - 21409153AAAACK4391			
<p><b>Subject: Certificate of amount incurred on Golden I Phase-II, for Construction of 7 Nos. Towers (A1 / B1 /B2/ C1/T1/T2, Club) situated on Plot No. - 11, Techzone - IV Greater NOIDA West, Gautam Buddha Nagar, Development Authority - Greater NOIDA Industrial Development Authority (GNIDA), admeasuring 30,691 Sq. Mtrs. area, being developed by Ocean Infraheights Pvt. Ltd., having UP RERA Registration No.-Applied for, Designated Bank A/c No. - 921020041626601 - Ocean Infraheights Pvt. Ltd. Separate Bank Account for Golden-I Phase-II , Axis Bank Limited</b></p>			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
1	<p><b>Land Cost</b></p> <p>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;</p> <p>(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;</p> <p>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;</p> <p>(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);</p> <p>(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.</p>	1,524	1,306
<b>SUB TOTAL LAND COST (in Rs.)</b>		1,524	1,306
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
2	<p><b>Project Clearance Fees</b></p> <p>(a) Fees paid to RERA</p> <p>(b) Fees paid to Local Authority</p> <p>(c) Consultant/Architect Fees (directly attributable to project)</p> <p>(d) Any other (specify)</p>	480	-
<b>SUB TOTAL FEES PAID (in Rs.)</b>		480	-
3A	<p><b>Cost of Development And construction</b></p> <p>(a) Cost of services (water, electricity to construction site) , Site Overheads;</p> <p>(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);</p> <p>(c) Cost of material actually purchased;</p> <p>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);</p>	18,500	-
<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>		18,500	-
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	18,500	-
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	18,500	-
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>	-	-
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	18,500	-
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	20,504	1,306



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		Rs. in Lakhs	Rs. in Lakhs
<b>S.No.</b>	<b>Particulars</b>	<b>Total Cost Estimated</b>	<b>Amount incurred till now</b>
1	2	3	4
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 7 Nos. Towers)	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)%	6%	
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)		-
8	70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>		-
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4*row 6 )</b>		1,306
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 as on 30.09.2021		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>		1,306
This certificate is being issued on specific request of <b>M/s Ocean Infraheights Pvt. Ltd.</b> for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. <b>Kindly also refer Annexure - 1 for Notes to CA. Certificate</b>			
For Gaurav Jain Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C  CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 07.10.2021 Place: Greater NOIDA			



**Notes to CA. Certificate (Golden I Phase-II)**

**Annexure - 1**

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Lease Deed Dated – 23.07.2013 between Greater NOIDA Industrial Development Authority (GNIDA) and U. Y. Industries Pvt. Ltd. Regarding, Land admeasuring 1,00,035.70 Sq. Mtrs., situated at Plot no.-11, Sector Techzone – IV, Greater NOIDA (West), Gautam Buddha Nagar, Uttar Pradesh.
- (b) Further, as per the order of Hon'ble High Court of Bombay, dated 20.11.2015, in Writ Petition no.- 471 of 2015 and order of Hon'ble High Court of Allahabad, dated 11.07.2016, in Writ Petition no.- 50 of 2015, the Greater NOIDA Industrial Development Authority (GNIDA) has transferred the said property in favour of Ocean Infraheights Private Limited from U.Y. Industries Pvt. Ltd., through its letter no.- ग्रे.नो/आईटी/2016/9278 dated 22.12.2016.
- (c) Total Estimated Construction and Development Cost for sum of Rs. 18,500 Lakhs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (d) The amount of Trade Payables is Rs. NIL as per Books of Accounts and Management Representation Letter (MRL) Dated - 05.10.2021 provided by the Promoter Company.
- (e) The data for the period from 01.04.2020 to 30.09.2021 is unaudited further the same is based on as per books of accounts maintained & produced before me by the Ocean Infraheights Pvt. Ltd.