



Certificate No.: 0136  
UDIN: 23540065BGXDTE1787

**Form — 5**

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**

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

**Information as on 31.07.2023**

**Project Details**

**Subject:** Certificate of amount incurred on **Omaxe Sangam Plaza** for Construction of Tower/Block/Building(s) \_\_\_\_\_ situated on Khasra no. 205, 237, 239, 240 demarcated by its boundaries (latitude 25.390121°, 25.388178° and longitude 81.892174°, 81.892936° of the end-points) to the North, to the South, to the East to the West of Village Mawaia Uparhar, Tehsil Karchhana, Allahabad Development Authority, District Allahabad, PIN 212301, admeasuring 1981 sq. meter area, being developed by **Omaxe Pancham Realcon Pvt. Ltd.**, having **RERA Reg. No. Applied For Designated A/C No.-11197250000041, Bank Name- YES BANK.**

S.No.	Particulars	Total Cost Estimated (Amount in INR Lacs)	Amount incurred (actual out-flow) till now (Amount in INR Lacs)
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	150.00	150.00
	(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;	15.00	12.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00
	(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);	0.00	0.00
	(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.	0.00	0.00
	<b>SUB TOTAL LAND VALUE (in Rs.)</b>	<b>165.00</b>	<b>162.00</b>
2	<b>Project Clearance Fees</b>		
	(a) Fees paid to RERA	1.00	0.00
	(b) Fees paid to Local Authority	5.00	2.00
	(c) Consultant/Architect Fees (directly attributable to project)	0.00	0.00
	(d) Any other (specify) Approval and External Development for Project	0.00	0.00
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>6.00</b>	<b>2.00</b>
3A	<b>Cost of Development And construction</b>		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	325.00	0.00
	(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, Development cost, Mobilization advance / Advance to supplier, Material at site.		
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	<b>325.00</b>	<b>0.00</b>

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by Vaibhav  
Seksaria  
Date: 2023.08.07  
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3B	Cost of construction incurred (As Certified by Project Engineer)	325.00	0.00
3C	Total Construction Cost (Lower of 3A and 3B.)	325.00	0.00
3D	Interest (Other than Penal Interest and Penalties etc.) and Fee paid to Financial Institution , Scheduled Banks , NBFC, on FSI, EDC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	15.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	340.00	0.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	511.00	164.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0.00%
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 )%		32.09%
7	Total amount received from allottees and Agreement Executed till date since Inception of the Project (in Rs.)		0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0.00
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 )		164.00
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 )		0.00
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		164.00

This certificate is being issued on specific request of M/s **Omaxe Pancham Realcon Private Limited** for UP RERA compliance. The certification is based on the unaudited books of accounts, information and records produced before us and is true to the best of our knowledge and belief. We have also relied on the representations received from the management.

For **Seksaria & Associates**

Chartered Accountants

Firm Reg. No. 021316C

**Vaibhav Seksaria** Digitally signed by  
Vaibhav Seksaria  
Date: 2023.08.07  
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**Vaibhav Seksaria**

Proprietor

Membership No. 540065

**Place: New Delhi**

**Date: 07th August 2023**