

# RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

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| <b>U-DIN : 23432257BGTUEN2392</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Form - REG - 3</b>                          |                                            |
| <b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |                                            |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |                                            |
| Information as on : 27.03.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |                                            |
| Certificate No. RNGC/RERA/UP/TY/921                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Dated : 29.03.2023                             |                                            |
| <b>Subject:</b> Certificate of amount incurred on "Sun City Apartments", for construction of 2 towers with 128 units situated on Khasra no. 255/1 Demarcated by its boundaries (latitude and longitude of the end points) 26°54'16.6"N , 81°06'29.1"E to the North, to the South, to the East, to the west of Village- Kewadi, Tehsil- Nawabganj, District- Barabanki admeasuring 6000 sq.mts. area being developed by M/S Omega Builders having RERA Registration No. A/F , <b>Designated A/C No. - 923020008742966, Bank Name - Axis Bank, Barabanki.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                |                                            |
| <b>S.No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Particulars</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Rs.in lacs<br/>Total Cost<br/>Estimated</b> | <b>Rs. In lacs<br/>Amount<br/>incurred</b> |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3                                              | 4                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Land Cost</b><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. | 109.37                                         | 109.37                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>SUB TOTAL LAND COST (in Lakhs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 109.37                                         | 109.37                                     |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Project Clearance Fees</b><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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 31.33                                          | 22.27                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>SUB TOTAL FEES PAID (in Lakhs)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 31.33                                          | 22.27                                      |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Cost of Development And construction</b><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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                                                                                                                                                                                                                                                                | 2676.68                                        | 0.00                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Sub Total of Construction Cost (in Lakhs) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2676.68                                        | 0.00                                       |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2676.68                                        | 0.00                                       |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2676.68                                        | 0.00                                       |
| 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.00                                           | 0.00                                       |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2676.68                                        | 0.00                                       |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>2817.37</b>                                 | <b>131.64</b>                              |

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CHARTERED ACCOUNTANTS

|                                                                                                                                                                                                                                               |                                                                                                                                                                                      |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 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 )%                                 | 4.67%         |
| 7                                                                                                                                                                                                                                             | Total amount received from allottees till date since Inception of the Project                                                                                                        | 0.00          |
| 8                                                                                                                                                                                                                                             | 70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>                                                                                                                  | 0.00          |
| 9                                                                                                                                                                                                                                             | Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project)</b><br><b>(Column 3 of Row 4 * row 6 )</b> | 131.64        |
| 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.                                                                                                                                                 | 0.5           |
| 12                                                                                                                                                                                                                                            | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                             | <b>131.64</b> |
| *This certificate is being issued on specific request of M/s. OMEGA BUILDERS 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.  |                                                                                                                                                                                      |               |
| *It is to be noted that the balance available in designated A/c reflects the amount deposited for opening of the account and is not amount received from allottees.                                                                           |                                                                                                                                                                                      |               |
| Date: 29.03.2023<br>Place: Jaipur<br><br>For Ramanand Goyal & Company<br>FRN. 002384C<br><br><br>CA Praneti Agarwal<br>(Partner)<br>Membership. No. 432257 |                                                                                                                                                                                      |               |

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