

**Certificate No. : 2023-24/087**

**Certificate**  
**Form -5**

On the basis of our examination of books of accounts, CA certificate and other relevant documents/records produced before us and information and explanations given to us, we hereby certify the amount incurred on Project on Land admeasuring 5994.08 sq. meter situated at Plot No. C-3, Koyal Enclave, Ghaziabad, UP, PIN -201005, popularly known as 'OXY HI STREET [UPRERA Registration No.- To be Applied], being developed by M/s Oxy Heightz Infra LLP having RERA designated A/c No. 50200082783948, HDFC Bank Ltd, Shop No. 1-6, Devika Tower, Chander Nagar, Ghaziabad -201010 (U.P) as follows:

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out- flow) till 12.07.2023
		Rs.in lacs	Rs. In 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; (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.	3,756.13	1,717.37
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>3,756.13</b>	<b>1,717.37</b>



2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	276.18	32.67
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>276.18</b>	<b>32.67</b>
3A	<b>Cost of Development And construction</b> (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);	3,597.03	83.65
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	3,597.03	83.65
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	3,597.03	77.35
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	3,597.03	77.35
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>	600.00	0.00
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	4,197.03	77.35
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>8,229.34</b>	<b>1,827.39</b>
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	As per Project Engineer's Certificate - 2.44% of Building. As per Architect's Certificate - 1% of Site mobilization /Excavation	
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 )%	22.21	
7	Total amount received from allottees 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. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6 )</b>	<b>1,827.39</b>
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 <b>(Row 9 – Row 10)</b>	<b>1,827.39</b>
<b>Notes:-</b>		
1	This certificate is being issued at the specific request of M/s Oxy Heightz Infra LLP	
2	M/s Oxy Heightz Infra LLP has entered in to a Consortium Agreement dated 4th March 2022 with Mr. Deepak Gambhir, owner of the land. By virtue of this Consortium Agreement, Oxy Heightz Infra LLP become responsible for the development, construction, marketing and sale of the above project. The revenue of the project shall be shared between the land owner and Oxy Heightz Infra LLP in the ratio of 31% and 69% respectively.	
3	As per certificate issued by M/s Khanna And Associates, Chartered Accountants, the land owner has paid an amount of Rs. 15,58,76,365/- to Ghaziabad Development Authority for the purchase of land of the above project. This amount of Rs. 15,58,76,365/- has been included in the amount of Land Cost in this certificate.	
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 Yogi Associates**

**Chartered Accountants**

  
(Deepak Gupta)

**Partner**

**Firm Reg. No.:002590N**

**Membership No.: 092201**

**UDIN : 23092201BGVSCV9442**

**Place: New Delhi**

**Date : 11<sup>th</sup> August 2023**