



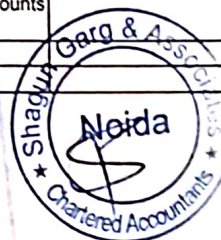
SHAGUN GARG & ASSOCIATES

CHARTERED ACCOUNTANTS

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Chartered Accountants Certificate			From - REG - 3
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM SEPARATE BANK ACCOUNT OF PROJECT)			
Information as on 30.06.2024			
Certification work Assigned vide letter No. - NIL Dated - 05.07.2024			
UDIN No. - 22414730BKCXZC1624			
Subject: Certificate of amount incurred on SPORTSHOME PHASE II Project for Construction of 2 Nos. Tower (A / B Tower) situated on Sports City, Plot No. GH-02, Sector -Adjoining Techzone-IV, Greater NOIDA (West), Gautam Buddha Nagar, Uttar Pradesh, Development Authority - Greater NOIDA Industrial Development Authority (GNIDA), admeasuring 5,000 Sq. Mtrs. area, being developed by Devsai Construction Pvt. Ltd. having RERA Registration No. - UPRERAPRJ743918, Bank A/c No. 18523900000028, Devsai Construction Pvt. Ltd., DCB Bank Ltd.			
S.No.	Particulars	Total Cost Estimated	Amount incurred 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.	718	793
	SUB TOTAL LAND COST (in Rs.)	718	793
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
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)	106	2
	SUB TOTAL FEES PAID (in Rs.)	106	2
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 Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	7,000	6,808
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	7,000	6,808
3B	Cost of construction incurred (As Certified by Project Engineer)	7,000	6,709
3C	Total Construction Cost (Lower of 3A and 3B.)	7,000	6,709
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)	600	506
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	7,600	7,215
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	8,424	8,010
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 2 Nos Towers - A / B)	96%	
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)%	95%	
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)		9,548
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		6,684
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)		8,010
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)		6,663
11	Balance available in Separate Bank A/c as on 30.06.2024		21
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1,347



Chartered Accountants Certificate

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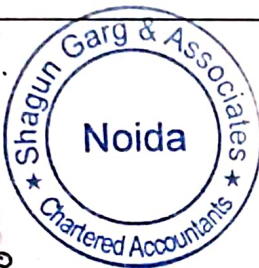
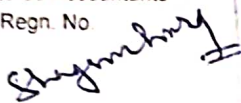
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This certificate is being issued on specific request of M/s Devsal Construction Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

For Shagun Garg & Associates
Chartered Accountants
Firm Regn. No.



CA Shagun Garg
(Proprietor)

Membership No. - 414730

Date 12.07.2024

Place: Noida