



DARN AND COMPANY

CHARTERED ACCOUNTANTS

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.06.2023		Dated :- 11/07/2023	
Certification work Assigned vide letter No.			
Subject: Certificate of amount incurred on "SAWASDEE JLG GALLERIA " for Construction of Commercial space on Plot No. H-1, Sector-63, Noida-201301 admeasuring 10011.24 sq. meter area, being developed by JLG PROPERTIES PRIVATE LIMITED <i>having RERA Registration No. UPRERAPRJ320171</i> , Designated A/C No.3711002100025136, Bank Name: Punjab National Bank, Brij Vihar Ghaziabad.			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
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.	4,505 288 912	2,493 287 380
SUB TOTAL LAND COST (in Rs.)		5,705	3,160
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
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)	1.50 14.50 34.00 -	1.10 - - -
SUB TOTAL FEES PAID (in Rs.)		50.00	1.10
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);	13,245	7,942
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		13,245	7,942
3B	Cost of construction incurred (As Certified by Project Engineer)	13,300	7,940
3C	Total Construction Cost (Lower of 3A and 3B.)	13,245	7,940
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)	1,500	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	14,745	7,940
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	20,500	11,101



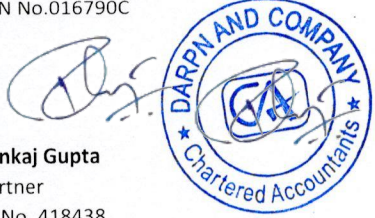
Office : B-47, Gali No. 4, Mohan Baba Nagar, Badarpur, New Delhi-110044 (India)

M : + 91 9582096360, 9810698698, E : pankajgupta@darpnandcompany.com, cacs pankajgupta01@gmail.com

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)%	54.15%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	224.92
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	157.44
9	Cummulative 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)	11,101
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)	157.25
11	Balance available in Designated A/c.	0.245
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	10,944

This certificate is being issued on specific request of JLG PROPERTIES PRIVATE LIMITED for 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 as per information provided to our satisfaction. we claim no responsibility of the variation in figures if any.

For DARN AND COMPANY
Chartered Accountants
FRN No.016790C



Pankaj Gupta
Partner
M.No. 418438
UDIN No. :- 23418438BGUCLG9394
Dated :11.07.2023
Place:- New Delhi