O P BAGLA & CO LLP
CHARTERED ACCOUNTANTS

Regd. Office :
B-225, 5th Floor, Okhla Indl. Area
Phase - 1, New Delhi - 110020
Ph.: 011-47011850, 51, 52, 53
E-Mail : admin@opbco.in
Website : www.opbco.in

Form — REG - 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on_30th -June- 2024

Certification work Assigned vide letter No.UPRERAPRJ3142

Subject: Certificate of amount incurred on [MIRAGE-1] for Construction of Tower/Block/Building(s) _1,2, & 3____ situated on Khasra no./Plot No._GH-F3, Sector-25 SDZ, Jaypee Sports City, Greater Noida, demarcated by its boundaries (latitude and longitude of the end-points) 28.347207, 77.522626 to the North 28.345825, 77.523798 to the South_28.346953, 77.524733 to the East 28.346266, 77.521959_to the West of Village _, sector 25, SDZ, Jaypee Sports City, Graeater Noida Competent Authority/Development Authority, Yamnuna Expressway Development Authority, District Gautam Budh Nagar UP , PIN 201301, admeasuring sq. meter area, being developed by Imperia Structures Ltd. Promoter] ***having RERA Registration No*** **.UPRERAPRJ3142 , Designated A/C No.-917020053495908 - Bank Name--Axis Bank, Jasola Branch, New Delhi -110025**

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow)
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;	2228.33	2228.33
	(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.		
	SUB TOTAL LAND COST (in Rs.)	2,228.33	2,228.33

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow)
1	2	3	4
2	**Project Clearance Fees**		
	(a) Fees paid to RERA	0.68	0.68
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	75.09	59.40
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	75.77	60.08
3A	**Cost of Development And construction**		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	3772	-
	(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;	8544	3276.99
	(d) Cost of ***Salary and Wages*** (excluding cost of salaries of employees of the company not directly attached to project);		

O P BAGLA & CO. LLP ★ FRN: 000018N/N500091 New Delhi Chartered Accountants ★

	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	12316	3276.99
3B	*Cost of construction incurred (As Certified by Project Engineer)*		3337.00
3C	*Total Construction Cost (Lower of 3A and 3B.)*	12316.00	3276.99
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)*	2200.00	2138.02
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*	14516.00	5415.01
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	16820.10	7703.42
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	27.09%	
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)%	45.80%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.) (Excluding Rs 333.60lacs received from parties to whom no allotment made so far.)	4260.54	
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	2982.4	
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)**	7703.42	
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) Note: The amount is calculated on the basis of 70% of the total amount received from customers.	2981.19	
11	Balance available in Designated A/c.	1.19	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	4722.23	

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

Your Faithfully,
For O P Bagla & Co. LLP
Chartered Accountants
Firm Regn No. 000018N/ N500091

Atul Aggarwal
Partner
M. No. 92656
Dated : 25/07/2024
Place : New Delhi
UDIN : 24092656BKGQFC8121

O P BAGLA & CO. LLP FRN: 000018N/N500091 New Delhi Chartered Accountants