RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN : 24412427BJZZFA6113 **FORM-REG-3**

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.03.2024

Certificate No. - RNGC/RERA/UP/DPK/1379 Date : 12.04.2024

Subject: Certificate of amount incurred project "**Midtown Home**" for Construction of one Tower situated on Khasra No/ 3344, 3344/1, 3346 Demarcated by its boundaries 28.8658587; 78.7532156; (latitude and longitude of the end points) to the North to the South to the East to the West of village- NA; Tehsil- Amroha; Competent/Development authority - Any Other Competent Authority; District - Amroha; PIN 244221 admeasuring 3819 sq. mts. area being developed by M/s. OM DEVELOPERS, Designated A/C No. 5971002100001303, Bank Name: Punjab National Bank, Amroha, Joya Road

		Rs. in Lakhs	
S.No.	**Particulars**	**Total Cost Estimated**	**Amount incurred**
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.	111.68	111.68
	SUB TOTAL LAND COST (in Rs.)	**111.68**	**111.68**
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)	81.50	76.02
	SUB TOTAL FEES PAID (in Rs.)	**81.50**	**76.02**
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);	1636.39	1454.92
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1636.39	1454.92
3B	Cost of construction incurred (As Certified by Project Engineer)	1636.39	1460.00
3C	***Total Construction Cost (Lower of 3A and 3B.)***	**1636.39**	**1454.92**
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)	70.43	64.50
3	**TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)**	**1706.82**	**1519.42**
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**1900.00**	**1707.12**

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	89.22%
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)%	89.85%
7	Total amount received from allottees till date since inception of the Project	718.08
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	502.66
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)**	1707.12
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)	502.66
11	Balance available in Designated A/c for the project	2.03
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	**1204.46**

This certificate is being issued on specific request of M/s. "**OM Developers**" 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.

Notes:
1. In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
2. We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
3. Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.
4. As declared by the management, promoter has obtained an over draft limit from PNB Bank and proceeds of the same has been routed through separate bank account as per the UP RERA Banking regulations, The amount mentioned in Point 10 above i.e. "the Amount actually withdrawn till date" has been assumed as 100% of the amount deposited in the designated A/c mentioned in Point 8 above and does not include the loan amount as deposited in the designated account.
5. Promoter has obtained an over draft limit from PNB Bank on which interest is payable over the period of time, accordingly estimation cost has been revised from 18.30 Cr to 19.00 Cr, promoter is in process to get the same updated on UP RERA portal and undertake full responsibility in this regard.
6. As per verification of books of accounts of the promoter, total project cost incurred of Rs. 1707.12 lakhs as mentioned in Point 4(4) above has been divided into following two parts:
a) That Rs. 1678.15 Lacs (Total project cost incurred Rs. 1707.12 lakhs - Amount due to billers/vendors/contractors Rs. 29.07 lakhs) has been actually spent on the on land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(1)(d) and is, therefore, admissible for withdrawal from Separate Account
b) That Rs. 29.07 lakhs is the amount for which bills/invoices from the billers/vendors/contractors have been received for the work already rendered by them for the land, construction and development of the project being due for payment, are therefore, admissible for payment from Separate Account directly to the billers/vendors/contractors in their bank account as per Attached List.

Date: 12.04.2024
Place: Jaipur
For Ramanand Goyal & Company
FRN: 002384C

Ramanand Goyal & Company JAIPUR Chartered Accountants

CA Punit Gupta
(Partner)
Membership No: 412427

OM DEVELOPERS

MIDTOWN HOME
2 & 3 BHK Apartments

List of billers/vendors/contractors due for payment as on 31.03.2024 for the project "Midtown Hone"

S.No.	Particulars	Rs.	Bank Account Detail
1	ALOK ENTERPRISES MORADABAD	125,693.00	DCB BANK MORADABAD, A/C. NO. 26622900000709, IFSC DCBL0000266
2	BILAL CONTRACTOR RAMPUR	520,122.00	SERVA UP GRAMIN BANK RAMPUR, A/C. NO. 87610149745800, IFSC PUNB0SUPGB5
3	FARUKH CONTRACTOR MORADABAD	250,792.00	PUNJAB & SIND BANK, A/C. NO. 15041100000048, IFSC PSIB0021504
4	GANGA BATH DECORE BAREILLY	200,000.00	ICICI BANK BAREILLY, A/C. NO. 102005001724, IFSC ICIC0001020
5	INDRESH & SONS AMROHA	193,040.00	PNB LAKRA AMROHA, A/C. NO. 2986002100006679, IFSC PUNB0298600
6	IRFAN CONTRACTOR RAMPUR	245,429.60	BANK OF BARODA RAMPUR, A/C. NO. 40810100009865, IFSC BARB0SHAGAT
7	JAHID CONTRACTOR, THAKURDWARA	46,035.00	INDIAN BANK MORADABAD, A/C. NO. 50369170925, IFSC IDIB00H569
8	M A DEVLOPERS AND ENGINEERS MORADABAD	8,725.00	INDIAN OVERSEAS BANK MORADABAD, A/C. NO. 141002000005050, IFSC IOBA0001410
9	MANGLAM STEELS AMROHA	116,458.00	BANK OF BARODA AMROHA, A/C. NO. 27080500000232, IFSC BARB0BLYAMR
10	MERAJ CONTRACTOR RAMPUR	9,831.00	PNB RAMPUR, A/C. NO. 1448010057336, IFSC PUNB0144820
11	MORADABAD SANITARY & MILL STORE MORADABAD	158,175.80	HDFC BANK MORADABAD, A/C. NO. 50200041359602, IFSC HDFC0009384
12	NIDA CONTRACTOR RAMPUR	193,025.00	BANK OF BARODA RAMPUR, A/C. NO. 40810100008067, IFSC BARB0SHAGAT
13	RASHID CONTRACTOR MORADABAD	148,500.00	CANARA BANK MORADABAD, A/C. NO. 10012209732, IFSC CNRB0019466
14	RIFA CONTRACTOR RAMPUR	538,608.00	BANDHAN BANK RAMPUR, A/C. NO. 50230007942213, IFSC BDBL0001428
15	R NAVNIDHI TECHNOCRAFT (P) LTD. GREATER NOIDA	15,014.00	INDUSIND BANK NOIDA, A/C. NO. 259643600036, IFSC INDB0000276
16	SAHADAT CONTRACTOR RAMPUR	81,180.00	PUNJAB & SIND BANK, A/C. NO. 15041100000052, IFSC PSIB0021504
17	SURYA EINT UDYOG, SIRSA KHUMAR AMROHA	56,503.70	PRATHAMA U.P. GRAMIN BANK AHROI, A/C. NO. 86222102000066, IFSC PUNB0SUPGB5
	Total	2,907,132.10	

FOR :-

OM DEVELOPERS

(PARTNER)

REG OFFICE/SITE OFFICE:
OM Developers
Near Bus Stand, Joya Road, Amroha 244221 (U.P.)
Phone: 7668080740

Email: omdevelopersamroha@gmail.com
Web: http://omdevelopers.in/
Rera No: UPRERAPRJ936952

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