RAJVANSHI & COMPANY

CHARTERED ACCOUNTANTS

To,

M/s Jindalsons Infratex Private Limited

Plot-no-7C/COM-09,10,11

Siddhartha Vihar Yojna, Ghaziabad-201009 **FORM-5**

Uttar Pradesh.

Date: 14th July 2022

Project Name: OPUS

Subject: Certificate of amount incurred on OPUS for Construction of Building of the project situated on Plot No.7C/Com-09,10,11, Demarcated by its boundaries (latitude and longitude of the end points) (LATITUDE 28.654319 & LONGITUDE 77.401258) to the North (LATITUDE 28.654049& LONGITUDE 77.401217) to the South
(LATITUDE 28.654122 & LONGITUDE 77.401577) to the East (LATITUDE 28.654237 & LONGITUDE 77.400911) to the west of Village NA, Tehsil Ghaziabad, Competent Authority/Development Authority-UP Awas Evam Vikas Parishad, District Ghaziabad , PIN-201009, admeasuring 2018.96 sq. meter area, being developed by M/s Jindalsons Infratex Private Limited having RERA Registration No.(Yet To be allotted) , having separate A/C No 922020018589334, Bank Name- Axis Bank Limited.

(Figures in INR)

	COST OF PROJECT (ALL FIGURES IN INR)	**Rs.in lacs**	**Rs. In lacs**
S.No.	**Particulars**	**Total Cost Estimated**	**Amount incurred (actual out-flow) till 30.06.2022**
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.	3752	1350
	SUB TOTAL LAND COST (in Rs.)	3752	1350

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S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30.06.2022
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)**	50	29.92
	SUB TOTAL FEES PAID (in Rs.)	50	29.92
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);	1380	45.15
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1380	45.15
3B	***Cost of construction incurred (As Certified by Project Engineer)***	1430	45.15
3C	***Total Construction Cost (Lower of 3A and 3B.)***	1380	45.15
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)***	100	
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	1480	45.15
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	5282	1425.07
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	4%	
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)%	26.98%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	38.6	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	27.02	

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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)	1425.07
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)	6.53
11	Balance available in Designated A/c.	6.61
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1418.54

This certificate is being issued on specific request of **M/s Jindalsons Infratex Private Limited** for RERA compliance. The certification is based on the information and records produced before us and are true to the best of our knowledge and belief.

Rajvanshi & Company
Chartered Accountants
FRN: 022770C

CA. Vibhor Rajvanshi
Partner
M. No: 406773
Place: Noida
UDIN: 22406773ANCVQZ4819