



Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.12.2022

Dated :- 18/01/2023

UDIN 23442632BGUJ0X9427

Subject: Certificate of amount incurred on [FRAGRANCE PHASE 1] for Construction of Rose , Tulip , Levender , Orchid , Tower/Block/Building(s) Sector-3 situated on Khasra no./Plot No. GH-04, Sector-03, Siddharth Vihar ,Ghaziabad ,demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village , Tehsil Ghaziabad Competent Authority/Development Authority, District Ghaziabad , PIN 201009, admeasuring sq. meter area, being developed by Fragrance Dream Homes Private Limited **having RERA Registration No . UPRERAPRJ4727 , Designated A/C No. 917020049948045 Bank Name Axis Bank Ltd**

		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) 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.	11316.44	3162.59
	SUB TOTAL LAND COST (in Rs.)	11316.44	3162.59

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) 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)		
	SUB TOTAL FEES PAID (in Rs.)	0	0



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);	13048.85	4118.09
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	13048.85	4118.09
3B	Cost of construction incurred (As Certified by Project Engineer)	17000.00	7690.68
3C	Total Construction Cost (Lower of 3A and 3B.)	13048.85	4118.09
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)	0	0
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	13048.85	4118.09
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	24365.29	7280.68
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	45.24	
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)%	29.88	
7	Total amount received from allottees till date since Inception of the Project (In Rs.)		5532.99
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		3873.093
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project) (Column 3 of Row 4 * row 6)		7280.68
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)		3845.276
11	Balance available in Designated A/c.		27.817
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		3435.404

This certificate is being issued on specific request of M/s FRAGRANCE DREAMHOMES PRIVATE LIMITED 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.

FOR GARG SHASHANK AND ASSOCIATES
CHARTERED ACCOUNTANTS

FRN : 029254C



CA SHASHANK GARG
PROPRIETOR
M.NO. 442632
DATE : 18-01-2023
UDIN: 23442632BGUJ0X9427

Notes:

Total estimated construction and development cost for sum Rs. 17000 lakhs considered on the basis of chartered engineer certificate.
Construction and development cost considered on Accrual Basis.
Reference of Previous CA Certificate for quarter ended 30.06.2022 has been taken

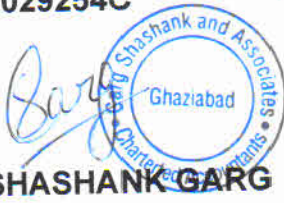


TO WHOMSOEVER IT MAY CONCERN

This is to inform that on the basis of data provided to us by M/s FRAGRANCE DREAMHOMES PRIVATE LIMITED , maintaining two separate bank accounts in AXIS BANK LTD. , ADDRESS Office No. 1 , Ground Floor , The Corenthum Tower A Sector-62 , Noida , Uttar Pradesh-201301 , has NO LIEN/CHARGE against it . Details of Bank Accounts :

- 1) Collection Account (100%) -Account No.-917020058814579
Account Name- Fragrance Dreams Homes Private Limited A/c Fragrance Collection
- 2) Designated Account (70%) -Account No.- 917020049948045
Account Name- Fragrance Dreams Homes Private Limited A/c Fragrance RERA

**FOR GARG SHASHANK AND ASSOCIATES
CHARTERED ACCOUNTANTS
FRN 029254C**



**CA SHASHANK GARG
(PROPRIETOR)
M.NO.442632**

**UDIN: 23442632BGUJOX9427
DATE: 18-01-2023**