



CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 15.09.2023

Certification work Assigned vide letter No.

Dated :- 18.09.2023

PROMOTER NAME: SJP GLOBAL LIMITED(UPRERAPRM13959)

PROJECT NAME: SHRI RADHA GULMOHAR-5(Applied for)

Subject: Certificate of amount incurred on Project:- Shri Radha Gulmohar-5 bearing Khasra no. 85(P), 89(P), 98(P), 106(P), 107(P), 108 (P), 109(P) Situated at Mauza- Satoha Asgarpur , demarcated by its boundaries (latitude:-27.494194, 27.494232 and longitude:- 77.602564, 77.606996 of the end-points) to the North, to the South, to the East to the West of Village Satoha Asgarpur, Tehsil- Mathura PIN 281004, admeasuring 16014.69 SQM, being developed by SJP Global Limited having RERA Registration No. UPRERAPRM13959,, being developed by SJP Global Limited having RERA Registration No. UPRERAPRM13959 area, Designated A/C No. 57500001314898 Bank Name: HDFC Bank.

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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.	349	349
	SUB TOTAL LAND COST (in Rs.)	349	349

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)	150	99
	SUB TOTAL FEES PAID (in Rs.)	150	99



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);	262	-
	Sub Total of Development & Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	262	-
3B	Cost of Development & construction incurred (As Certified by Project Engineer)	262	-
3C	Total Development & Construction Cost (Lower of 3A and 3B.)	262	-
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)	362	-
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	861	448
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0%	
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)%	52%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0	
9	Cumulative 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)	448	
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the designated Account)	0	
11	Balance available in Designated A/c.	0	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	448	
This certificate is being issued on specific request of M/s SJP Global Limited for UP RERA compliance. The certification is based on the information and records produced before us/me for the period till 15.09.2023 and is true to the best of our/my knowledge and belief.			
Signature of Chartered Accountant with seal Name: CA. Sachin Agrawal M.No.: 432522 UDIN: 23432522BGTVDB9037			

