

SANJAY BHATIA & CO.

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 Telefax: 011 - 23640237

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Certification work (as on 30-09-2025)

Dated :- 14-10-2025

Subject: Certificate of amount incurred on Skytech Colours Avenue for Construction of 4 (A,B,D,E) Tower/Block/Building(s) situated on Khasra no./Plot No. GH/01/C SEC 10 Gr Noida West, 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 GNIDA, Tehsil Competent Authority/Development Authority, District Gautam Budh Nagar(U.P.), PIN admeasuring 12091.61 sq. meter area, being developed by Jatasya Promoters Pvt Ltd [Promoter] having RERA Registration No. UPRERAPRJ6664

S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs 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.	5512	5512
	SUB TOTAL LAND COST (in Rs.)	5512	5512

S.No.	Particulars	Total Cost Estimated	Total Amount incurred
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	114
	SUB TOTAL FEES PAID (in Rs.)	150	114
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);	11500	7697
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11500	7697
3B	Cost of construction incurred (As Certified by Project Engineer)	6696	6696
3C	Total Construction Cost (3A + 3B)	18196	7697
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)	3000	1365
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	21196	9062
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	17162	13323
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	69.50%	
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) %	77.63%	
7	Total amount received (Exclud Tax) from allottees till date since Inception of the Project (in Rs.)		4723
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		3306.1
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)		13323
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date)		4723
11	Balance available in Bank A/cs		1967
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		8600

This certificate is being issued on specific request of M/s Jatasya Promoters Pvt. Ltd. for UP RERA compliance. The certification is based on the information given to us/me and is true to the best of our/my knowledge and belief. Certain figures are too technical to be certified by us and hence figures/information given by management are relied upon.

Signature of Chartered Accountant with seal
 CA. Sanjay Bhatia
 (M. No. 093415)

UDIN : 25093415BMRKBR2420

