

**CHARTERED ACCOUNTANTS CERTIFICATE**

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

Information as on **30.09.2024**

Certification work Assigned vide letter no. **04/OCT/2024-25**

Date **10/10/2024**

**Reg.:-** Certificate of amount incurred on '**OM Heights 01**' for Construction of Residential Apartments situated on Plot No. 1, Khasra No. 357, Mauja Tapakhurd, Distt. Firozabad. Demarcated by its boundaries (27.186771, 78.392227) to the North (27.186241, 78.392183) to the South (27.186494, 78.392495) to the East (27.186510, 78.391937) to the West of Village Mauza Tapakhurd, Jalesar Road, Tehsil Firozabad under **Firozabad Shikohabad Development Authority**, District **Firozabad**, PIN - **283203** admeasuring **2024.93 Sq. Meter** area, having developed by **M/s OM Heights** (Promoter) having RERA Registration No. **UPRERAAPRJ466704**, Designated A/c No. **0959102900000029** Bank Name – **Punjab National Bank, SSI Branch, Firozabad-283203 (U.P.)**.

| S. No. | Particulars                                                                                                                                                                                                                                                          | (Rs. In Lakhs)       |                                  |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------|
|        |                                                                                                                                                                                                                                                                      | Total Cost Estimated | Amount incurred (Actual Outflow) |
| 1      | <b><u>Land Cost</u></b>                                                                                                                                                                                                                                              |                      |                                  |
|        | (a) Acquisition cost of land (purchase or through agreement with landowner) and legal costs on land transaction                                                                                                                                                      | 123.95               | 123.95                           |
|        | (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. | -----                | -----                            |
|        | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                  | <b>123.95</b>        | <b>123.95</b>                    |
| 2      | <b><u>Project Clearance Fees</u></b>                                                                                                                                                                                                                                 |                      |                                  |
|        | (a) Fees paid to RERA                                                                                                                                                                                                                                                | -----                | -----                            |
|        | (b) Fees paid to Local Authority                                                                                                                                                                                                                                     | 42.54                | 42.54                            |
|        | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                                                     | 15.00                | 7.01                             |
|        | (d) Any other (specify)                                                                                                                                                                                                                                              | -----                | -----                            |
|        | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                  | <b>57.54</b>         | <b>49.55</b>                     |

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**C.H.O.:** Basement, 16, S.N. Road, Adjacent Canara Bank, Firozabad – 283 203 (U.P.)

E-mail : [info@sankit.in](mailto:info@sankit.in) ; Ph.: +91 9837019882

**B.O.:** Basement, D-277, Sector-47, Noida – 201 301 (U.P.)

E-mail : [office@sankit.in](mailto:office@sankit.in) ; Ph.: +91 8860091981, +91 1204148161

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| S. No. | Particulars                                                                                                                                                                                        | (Rs. In Lakhs)       |                                  |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------|
|        |                                                                                                                                                                                                    | Total Cost Estimated | Amount incurred (Actual Outflow) |
| 3A     | <b>COST OF DEVELOPMENT AND CONSTRUCTION</b>                                                                                                                                                        |                      |                                  |
|        | (a) Cost of Services (Water, Electricity to construction site), Site Overheads,                                                                                                                    | 75.00                | 91.71                            |
|        | (b) Depreciation cost of Machinery and Equipment purchased, or hired and maintenance costs, Consumables etc. (so long as these are directly incurred in the construction of the concerned project) | -----                | -----                            |
|        | (c) Cost of Material actually purchased                                                                                                                                                            | 520.00               | 542.50                           |
|        | (d) Cost of Salary and Wages<br>(excluding cost of salaries of employees of the company not directly attached to project)                                                                          | 130.00               | 105.32                           |
|        | <b>SUB TOTAL OF CONSTRUCTION COST</b><br>[Sum of (a) to (d)]                                                                                                                                       | 725.00               | 739.53                           |
| 3B     | Cost of Construction Incurred<br>(As Certified by Project Engineer)                                                                                                                                | 725.00               | 740.00                           |
| 3C     | Total Construction cost<br>(Lower of 3A and 3B)                                                                                                                                                    | 725.00               | 739.00                           |
| 3D     | <u>Interest</u><br>(Other than penal Interest and Penalties etc.)<br>(Paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at 'SBI-MCLR' on money borrowed for construction)    | N.A.                 | NIL                              |
| 3      | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST</b><br>(ROW 3C+3D)                                                                                                                                      | 725.00               | 739.00                           |
| 4      | <b>TOTAL COST OF PROJECT</b><br>(ROW 1+ROW 2+ROW 3)                                                                                                                                                | 906.49               | 912.50                           |
| 5      | Percentage completion of Construction Work completed (as per project Engineer, Architect's Certificate)                                                                                            | 99.00%               |                                  |
| 6      | Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)                                                                                    | 100.00 %             |                                  |
| 7      | Total amount received from allottees till date since Inception of the Project.                                                                                                                     | 292.40               |                                  |
| 8      | 70% Amount to be deposited in Designated Account.<br>(0.7*Row7)                                                                                                                                    | 204.68               |                                  |
| 9      | Cumulative Amount that can be withdrawal from Designated a/c.<br>(Total Estimated cost * Proportionate cost incurred on the Project)                                                               | 906.49               |                                  |

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|    |                                                                                                                                                                                   |                |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 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) | 201.00         |
| 11 | Balance available in Designated A/c                                                                                                                                               |                |
| 12 | Amount that can be withdrawn from the designated Bank A/c under this certificate                                                                                                  | 3.68<br>705.49 |

This certificate is being issued on specific request of M/s OM Heights for UP RERA Registration compliance. This certification is compiled on the basis of information, documents, certificates and other records produced before us and are true to the best of our knowledge and belief.

**FOR SANDEEP ANKIT & ASSOCIATES**  
CHARTERED ACCOUNTANTS

*Sandeep Agarwal*  
(Sandeep Agarwal)  
Partner  
M No. : 086750  
UDIN : 24086750BKILYB5848  
Place : Firozabad  
Date : 10<sup>th</sup> October, 2024  
FRN : 031591C



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