Yogesh K. Goyal & Co. Chartered Accountants	Office:- 506, Ansal Shivam Building, RDC, Rajnagar, Ghaziabad, U.P.-201002 Ph. No. 0120-4777304, Mob. - 8630026152, 9910021080 Email: fcayogeshgoyal@yahoo.com,

REG— 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)- PROJECT WISE

Information as on 31.03.2021

Certification work Assigned vide letter No. DS/122/JUN/2020 Dated :- 28.04.2021

Subject: Certificate of amount incurred on **IMPERIAL ONE** for Construction of Tower A & B situated on Khasra No. 1091/M, demarcated by its boundaries (latitude and longitude of the end-points) 28*42'17.09"N, 77*25'45.22"E to the North, 28*42'13.74"N, 77*25'47.93"E, to the South, 28*42'14.72"N, 77*25'48.96"E,to the East 28*42'16.48"N, 77*25'44.76"E,to the West of Village Noor Nagar, Tehsil Ghaziabad Competent Authority/Development Authority, Ghaziabad Development Authority, District Ghaziabad, PIN 201001, admeasuring 3661 sq. meter area, being developed by **M/s DS Infrastructure** having RERA Registration No. UPRERAPRJ7266, Designated A/C No. 00800200001433 Bank of Baroda, Gandhi Nagar, Ghaziabad.

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.	76.44	76.44
	SUB TOTAL LAND COST (in Rs.)	76.44	76.44

S. No.	Particulars	Total Cost Estimated	Amount incurred (actual out flow) till now (as per books of account)
1	2	3	4
2	**Project Clearance Fees** (a) Fees paid to RERA		0.47

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	(b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	150.00	152.56 16.77 1.53
	SUB TOTAL FEES PAID (In Rs.)	150.00	171.33
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);	2309.10	48.75 0.10 326.83 228.84
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2309.10	604.52
3B	Cost of construction incurred (As Certified by Project Engineer)		971.83
3C	*Total Construction Cost (Lower of 3A and 3B.)*		604.52
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)*		0.00
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*		604.52
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2535.54	852.29
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	27.33%	
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)%	33.61%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	57.08	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	39.96	
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)	852.29	
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)	57.08	
11	Balance available in Designated A/c.	-	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	795.21	

This certificate is being issued on specific request of M/s DS Infrastructure for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief subject to that Only one bank account has been maintained by the promoter and *no separate designated bank account has been maintained by promoter. Land Cost has been taken on Actual basis. Bank account name is not as per Rera Authority Directions issued times to times. The promotor is not following Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2020 issued by Rera Authority.*

For Yogesh K. Goyal & Co.
Chartered Accountants

(Yogesh Kumar)
Proprietor
M. No. 400097
FRN. 020112C
UDIN- 21400097AAAABQ1636

Date : 28.04.2021
Place : Ghaziabad