

**SACHIN ANIL AGRAWAL & CO.**

Chartered Accountants

386, Near Shankar Hospital, General Ganj, Mathura, U.P.- 281001

FORM-5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Certification work Assigned vide letter No.		Dated :- 05-09-2022	
Subject: Certificate of amount incurred on Shri Radha Aqua Gardens (RERA Reg. No. UPRERAPRJ7477) for Construction of Shri Radha Aqua Gardens Tower/Block/ Building(s) Plot No. GH-05A, Sector-16B, Greater Noida (West) situated on Khasra no./Plot No. Part of GH-05A, Sector 16B, Greater Noida, demarcated by its boundaries (latitude 28 36 30.10 and longitude 77 27 5.87 of the end-points) to the North, to the South, to the East to the West of Village Greater Noida, Tehsil Competent Authority/Development Authority, District Greater Noida, PIN 201308, admeasuring 20121 sq. meter area, being developed by Decent Buildwell Pvt. Ltd. having RERA Reg. No. UPRERAPRM14449, Designated A/C No. 081605007063 Bank Name ICICI Bank Ltd			
Aqua Garden		Rs. In Lakhs	
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.	6500	4234
SUB TOTAL LAND COST (in Rs.)		6500	4234
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)	600	411
SUB TOTAL FEES PAID (in Rs.)		600	411
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);	20700	9011
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		20700	9011
3B	Cost of construction incurred (As Certified by Project Engineer)	20700	9505
3C	Total Construction Cost (Lower of 3A and 3B.)	20700	9011
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)	2700	2242
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	23400	11253
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	30500	15898
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	46%	
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.)	18346	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	12842	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Project) (Total Estimated Cost * Proportionate Cost Incurred on the (Column 3 of Row 4 * row 6)	15898	
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)	12842	
11	Balance available in Designated A/c.	0.04	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	3056	

Note:
 (1) Amount received from allottees (Net of Tax etc.).
 (2) Estimated cost increased by Rs. 17 Cr. due to increment in Project Clearance Fee & finance cost

This certificate is being issued on specific request of M/s Decent Buildwell Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records for the period as on 31-03-2022 produced before us/me and is true to the best of our/my knowledge and belief.

For SACHIN ANIL AGRAWAL & CO.
 Chartered Accountants
 (Firm Regn No. 2021992C)
 Mathura
 (SACHIN AGRAWAL)
 Membership No: 432522