



D SINGHAL & CO.

CHARTERED ACCOUNTANTS

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Form — 5

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

Information as on: 30.09.2022

Certification work Assigned vide letter No.-----

Dated :- 03-02-2025

PROJECT NAME: SHRI RADHA AQUA GARDENS

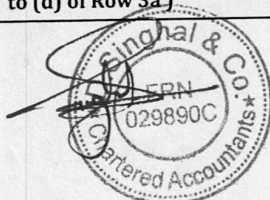
PROMOTER RERA REG. NO.- UPRERAPRM14449

PROJECT RERA REG NO.- UPRERAPRJ7477

Subject: Certificate of amount incurred on [Project Name: SHRI RADHA AQUA GARDENS] for Development of land situated on 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: 77.275.87 of the end-points) to the North, to the South, to the East to the West of Village: Greater Noida, Greater Noida Development Authority, District- Greater Noida, PIN -201308, admeasuring 20121 SQM area, being developed by DEcent Buildwell Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM14449., Designated A/C No. 081605007063, Bank Name: ICICI BANK LTD.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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.	7237	4234
	SUB TOTAL LAND COST (in Rs.)	7237	4234

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
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	414
	SUB TOTAL FEES PAID (in Rs.)	600	414
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);	20263	9232
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	20263	9232



3B	Cost of construction incurred (As Certified by Project Engineer)	20263	9232
3C	Total Construction Cost (Lower of 3A and 3B.)	20263	9232
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	2261
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	22963	11493
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	30800	16141
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.)	19692	
8	Less: GST Paid On Collection	1775	
9	Net amount received from allottees till date since Inception of the Project (Net of GST) (in Rs.)	17917	
10	70% Amount to be deposited in Designated Account (0.7*Row 9)	13784	
11	Total amount Refunded to allottees till date since Inception of the Project (Inc. GST) (in Rs.)	28	
12	70% of Total amount Refunded to allottees till date since Inception of the Project (in Rs.)	20	
13	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total (Column 3 of Row 4 * Row 6) + Row-12 + Row-8	17936	
14	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)	13784	
15	Balance available in Designated A/c. as on 30.09.2022	0	
16	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	4151	

This certificate is being issued on specific request of M/s Decent Buildwell Pvt. Ltd. (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us/me till 30.09.2022 and is true to the best of our/my knowledge and belief.

Note: Estimated Cost Increased by Rs. 17 Cr. due to increament in project Clearance Fees & Finance Cost (As per certifiactae dated 05-09-2022).

Note: Further Estimated cost Increased by Rs. 3 Cr due to Increamental in amount payable to GNIDA, Increase in Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority.

Note: Estimated Cost of Rs. 4.37 Cr. shifted from Cost of Development and construction to Land cost, considering the part of Land cost.

D Singhal & Co.

Chartered Accountant

FRN: 029890C

Name: Deepak Singhal

MN: 417150

UDIN: 25417150BMNVPB2208

