



BALRAM SINHA & CO.

Chartered Accountants

Add: 110, Hewo Apartment, Sector - 15, Part-II, Gurgaon - 122001

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30.07.2018

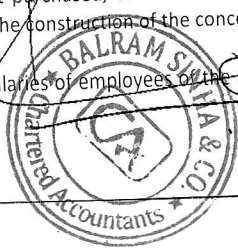
Certification work Assigned vide letter No.--DIV/09/2018-19

Dated :- 28/07/2018

Subject: Certificate of amount incurred on 'Divyansh Onyx' for Construction of Two Tower/Block/Building(s) situated on the plot No-02, in H Block, Jaipuria Sunrise, Green NH-24, Village, Shahpur Bamheta, Ghaziabad demarcated by its boundaries 28°39'12"N and 77°28'12"E to the North, 28°39'12"N and 77°28'12"E of Ghaziabad Tehsil Ghaziabad with New Ghaziabad Development Authority District Ghaziabad admeasuring 6730 sq.mts. area being developed by Divyansh Homes Pvt. Ltd. *having* RERA Registration No. UPRERAPRJ15690 , Designated A/C No. 60340030100617 Bank Name Vijaya Bank, Patparganj, Delhi

S.No.	Particulars	Rs. in lacs	Rs. in lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
1	Land Cost	502	502
	(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.		
	SUB TOTAL LAND COST (in Rs.)	502	502

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
2	Project Clearance Fees	0.04	0.04
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	0.04	0.04
3A	Cost of Development And construction	5706	5605.2
	(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);		





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	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5706	5605.2
3B	Cost of construction incurred (As Certified by Project Engineer)	5706	5605.2
	Total Construction Cost (Lower of 3A and 3B.)	5706	5605.2
3C	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	400	138
3D	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	6106	5743.2
3	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	6608.04	6245.24
4	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	98%	
5	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)%	95%	
6	Total amount received from allottees till date since Inception of the Project (in Rs.)	100	
7	70% Amount to be deposited in Designated Account (0.7*Row 7)	70	
8	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Cost * Proportionate Cost Incurred on the Project (Row 4 * row 6)	(Total Estimated (Column 3 of	4,371.67
9	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)		0
10	Balance available in Designated A/c.		
11	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		0

This certificate is being issued on specific request of Mr. Chanderjeet Pathak for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Signature of Chartered Accountant with seal
(CA Balram Kumar Sinha)
(M.No. 503439)