

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

FORM-3
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR WITHDRAWAL OF MONEY AS ON 01.04.2018)

Project Name

13.75 Acre Affordable Plotted
Colony, Sector 22D, Rohtak
217 of 2017

RERA Registration Number

Sr. No.	Particulars	Amount	
		Estimated	Incurred
1 (i)	Land Cost :		
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	180,100,000	178,321,135
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		-
c.	Acquisition cost of TDR (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; and	64,331,697	64,331,697
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		-
	Sub-Total of LAND COST upto 01.04.2018	244,431,697	242,652,832
1 (ii)	Development Cost/ Cost of Construction :		
a.(i)	Estimated Cost of Construction as certified by Engineer	117,100,000	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		57,579,126
(iii)	On-site expenditure for development of entire project		-
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		-
c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	75,000,000	75,000,000
	Sub-Total of Development Cost/ Construction Cost upto 01.04.2018	192,100,000	132,579,126
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column)	436,531,697	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		375,231,958



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4	Proportion of the Cost incurred on Land Cost to the Total Estimated Land Cost.	99.27%
5	Proportion of the Cost incurred on Construction Cost to the Total Estimated Construction Cost.	69.02%
6	Amount Which can be withdrawn from the Designated Account [Total Estimated land Cost * Proportion of land cost incurred + Total Estimated Construction Cost* Proportion of Construction Cost]	375,231,958
	Amount collected from the allottees from inception till 31-Mar-2018	75,339,328
	Amount already withdrawn from the particular account till the 31-Mar-2018	75,339,328
	70 % of Amount withdrawn from the particular account till 31-Mar-2018	52,737,530
	30% of Amount withdrawn from the particular account till the 31-Mar-2018	22,601,799
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the "OMAXE LIMITED" and is based on the records and documents produce before me and explanations provided to me by the management of the Company.	322,494,428

This certificate is being issued on specific request of M/s Omaxe Limited for the compliance of Real Estate Regulatory Act 2016. The certification is based on the information and records produced before me/us and is true to the best of my knowledge and belief. This Certificate is duly supported by Statement of Account of the project for the above period.

*This certificate is being issued for the project 217 of 2017 (Rera Registration No) in compliance of the provisions of section 4(2)(i)(D) of the act and is based on the records and documents produced before me and explanations provided to me by the management of the promoter.

Date: 19th July, 2018

Place: New Delhi

For Ramanand Goyal & Company
FRN. 002384C

CA Praneti Agastya
(Partner)

Mem. No. 432257

