



<b>Certificate No.: 0489</b>			
<b>UDIN: 26540065FCZRQO2814</b>			
<b>FORM-3</b>			
<b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>			
<b>(FOR WITHDRAWAL OF MONEY AS ON 31.12.2025)</b>			
<b>RERA Registration Number</b>		<b>117 of 2017</b>	
<b>Project Name</b>		<b>Project Area 10241.29 Sq. Mtrs. Commercial cum Residential Colony [SCO - PH 3 (SCO'S 221-265)]</b>	
<b>Bank Name</b>		<b>Kotak Mahindra Bank</b>	
<b>Branch Name</b>		<b>Nehru Place</b>	
<b>Account No. 100%</b>		<b>3248470925</b>	
<b>Account No. 70%</b>		<b>3248470932</b>	
<b>IFSC Code</b>		<b>KKBK0000201</b>	
Sr. No.	Particulars	Estimated (Amount INR in Lacs)	Incurred (Amount INR in Lacs)
<b>1 (i)</b>	<b>Land Cost :</b>		
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	266.21	266.21
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	0.00	0.00
c.	Acquisition cost of TDR (if any)	0.00	0.00
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	1,208.00	580.49
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
	<b>Sub-Total of LAND COST upto 31.12.2025</b>	<b>1,474.21</b>	<b>846.70</b>
<b>1 (ii)</b>	<b>Development Cost/ Cost of Construction :</b>		
a.(i)	Estimated Cost of Construction as certified by Engineer	2,995.40	0.00
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	0.00	3,283.83
(iii)	On-site expenditure for development of entire project	0.00	0.00
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	0.00	0.00
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 ;	222.00	164.34
	<b>Sub-Total of Development Cost/ Construction Cost upto 31.12.2025</b>	<b>3,217.40</b>	<b>3,448.17</b>



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2	Total Estimated Cost of the Real Estate Project {[1(i) + 1(ii)] of Estimated Column}	<b>4,691.61</b>	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		<b>4,294.87</b>
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)		<b>91.54%</b>
5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)]		<b>4,294.87</b>
	Amount collected from the allottees from inception till 31.12.2025		<b>3,955.69</b>
	Amount already withdrawn from the particular account till the 31.12.2025		<b>3,955.69</b>
	70 % of Amount withdrawn from the particular account till 31.12.2025		<b>2,768.98</b>
	30% of Amount withdrawn from the particular account till the 31.12.2025		<b>1,186.71</b>
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the " <b>OMAXE WORLD STREET PRIVATE LIMITED</b> " and is based on the records and documents produce before me and explanations provided to me by the management of the Company.		<b>1,525.89</b>

This certificate is being issued on specific request of **M/s Omaxe World Street Private Limited** for the project 117 of 2017 for the compliance of the provisions of section 4(2)(I)(D) of the Real Estate Regulatory Act 2016. The certification is based on the unaudited books of accounts, information and records produced before me/us and is true to the best of my knowledge and belief. We have also relied on the representations received from the management.

For **Seksaria & Associates**

Chartered Accountants

Firm Reg. No. 021316C



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Vaibhav Seksaria

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**Vaibhav Seksaria**

Proprietor

Membership No. 540065

**Place: New Delhi**

**Date: 29th January 2026**