



Certificate No.: 0166
UDIN: 23540065BGXDUL8745

FORM-3

**CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR WITHDRAWAL OF MONEY AS ON 30.09.2023)**

RERA Registration Number		129 of 2017	
Project Name		Project area 28384.54 sq. Mtrs. Commercial cum Residential Colony [SCO - PH 1 (SCO'S 1-142)]	
Bank Name		Kotak Mahindra Bank	
Branch Name		Nehru Place	
Account No. 100%		3248470857	
Account No. 70%		3248470840	
IFSC Code		KKBK0000201	
Sr. No.	Particulars	Estimated (Amount INR in Lacs)	Incurred (Amount INR in Lacs)
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	1,106.00	1,105.51
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	2,378.00	2,377.66
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
	Sub-Total of LAND COST upto 30.09.2023	3,484.00	3,483.17
1 (ii)	Development Cost/ Cost of Construction :		
a.(i)	Estimated Cost of Construction as certified by Engineer	7,055.00	0.00
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	0.00	5,906.57
(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 ;	0.00	832.00
	Sub-Total of Development Cost/ Construction Cost upto 30.09.2023	7,055.00	6,738.57

Vaibhav Digitally signed by
Vaibhav Seksaria
Seksaria Date: 2023.10.09
09:15:02 +05'30'

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2	Total Estimated Cost of the Real Estate Project {[1(i) + 1(ii)] of Estimated Column}	10,539.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		10,221.74
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		96.99%
5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)]		10,221.74
	Amount collected from the allottees from inception till 30-September-2023		10,683.46
	Amount already withdrawn from the particular account till the 30-September-2023		10,683.46
	70 % of Amount withdrawn from the particular account till 30-September-2023		7,478.42
	30% of Amount withdrawn from the particular account till the 30-September-2023		3,205.04
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the "OMAXE WORLD STREET PRIVATE LIMITED" and is based on the records and documents produce before me and explanations provided to me by the management of the Company.		2,743.32

This certificate is being issued on specific request of **M/s Omaxe World Street Private Limited** for the project 129 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.

Note: The company has changed its RERA bank accounts from Yes Bank to Kotak Mahindra Bank. However, until September 30, 2023, all customer collections were being credited to the Yes Bank 100% RERA Account No. 001666300000039 and through automatic mandate transfer 70% of the collections to the Kotak Mahindra 70% RERA Account No. 3248470840. Going forward all collections will be made in Kotak Mahindra 100% RERA Account No. 3248470857 only.

For **Seksaria & Associates**

Chartered Accountants

Firm Reg. No. 021316C

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Vaibhav Seksaria
Date: 2023.10.09
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Seksaria

Vaibhav Seksaria

Proprietor

Membership No. 540065

Place: New Delhi

Date: 09th October 2023