



Certificate No.: 0284			
UDIN: 24540065BKERBE4131			
FORM-3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR WITHDRAWAL OF MONEY AS ON 31.12.2023)			
RERA Registration Number		76 of 2017	
Project Name		Project Area 4105.53 Sq. Mtrs. Commerical Colony (Omaxsun)	
Bank Name		Kotak Mahindra Bank	
Branch Name		Nehru Place	
Account No. 100%		3248471618	
Account No. 70%		3248471625	
IFSC Code		KKBK0000201	
Sr. No.	Particulars	Estimated (Amount in INR Lacs)	Incurred (Amount in INR 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	478.56	478.56
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	2,167.00	1,062.41
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 31.12.2023	2,645.56	1,540.97
1 (ii)	Development Cost/ Cost of Construction :		
a.(i)	Estimated Cost of Construction as certified by Engineer	6,545.40	0.00
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	0.00	4,134.00
(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 ;	5,396.00	5,936.00
	Sub-Total of Development Cost/ Construction Cost upto 31.12.2023	11,941.40	10,070.00

Vaibhav Digitally signed
 by Vaibhav
Seksaria Seksaria



2	Total Estimated Cost of the Real Estate Project {[1(i) + 1(ii)] of Estimated Column}	14,586.96	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		11,610.97
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		79.60%
5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)]		11,610.97
	Amount collected from the allottees from inception till 31.12.2023		10,886.83
	Amount already withdrawn from the particular account till the 31.12.2023		10,886.83
	70 % of Amount withdrawn from the particular account till 31.12.2023		7,620.78
	30% of Amount withdrawn from the particular account till the 31.12.2023		3,266.05
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.		3,990.19

This certificate is being issued on specific request of **M/s Omaxe World Street Private Limited** for the project 76 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

Vaibhav Digitally
signed by
Seksaria Vaibhav
Seksaria

Vaibhav Seksaria
Proprietor
Membership No. 540065

Place: New Delhi
Date: 17th January 2024