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H D SACHDEVA & ASSOCIATES
Chartered Accountants

CERTIFICATE

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

Subject: Certificate of amount incurred of DLF TECHPARK NOIDA Project as on 31 August 2022 for Construction of Two blocks - Block A (IT Block) & Block B (Data Centre) Building(s) of the first Phase of the Project (pending for RERA registration) situated on the Khasra No / Plot No _1, Sector 143A, Gautam Nagar, Noida, UP, demarcated by its boundaries (latitude and longitude of the end-points) 28.4999199, 77.4272096 to the North 28.4957912, 77.4293296 to the South 28.4975468, 77.4308782 in the East 28.4981709, 77.4257813 to the West of Village , Tehsil DADRI District Gautam Budh Nagar, admeasuring 33,310 sq. meter (Data Centre Plot+ IT Block+ open Parking) are being developed by M/s Urvashi Infratech Private Limited, having office at 5th Floor, Gateway tower, Phase III, Gurgaon, the designated RERA account no. 000705053509 in ICICI Bank limited, 9A, Phelps building, Connaught Place, new Delhi.

S.No.	Particulars	Rs. in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred till 31/08/2022
1	2	3	4
1	Land Cost (a) Acquisition cost of land including lease premium paid / payable to land owners (b)Said land cost proportionally calculated as confirmed & estimated by the management. (c) Interest Cost as inventoried included above cost (d) Management has estimated the land cost which includes lease rent premium payable till the expected date of completion of Project.	2,962.56	2,962.56
	SUB TOTAL LAND COST	2,962.56	2,962.56
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority, proportionately calculated based on project area & total land area, as applicable (c) Estimated approval Cost includes other overheads incurred for the Project (d) Direct expenses related to project including Government fees.	622.77	610.77
	SUB TOTAL FEES PAID	622.77	610.77
3A	Cost of Development And Construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Construction estimated cost has been taken as certified by the management, being a technical matter	29,190.00	19,473.02
	Sub Total of Construction Cost	29,190.00	19,473.02
3B	Cost of construction incurred (As Certified by Project Engineer, Shishir Diwedi, vide REG 02 form)	29,100.00	18,469.00
3C	Total Construction Cost (Lower of 3A and 3B.)	29,100.00	18,469.00
3D	Interest (Other than Penal Interest and Penalties etc.), we have been informed that entire loan was taken for land purposes.	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	29,100.00	18,469.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	32,685.32	22,042.32
5	Percentage completion of Construction Work completed (as per Architect's Certificate)	The Architect, M/s R N Gupta has certified the status of work completion vide Form REG2,	
6	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) %	67.44%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	NIL	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	NIL	
9	Cumulative Amount that can be withdrawn from Designated a/c based on amount incurred till date, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	22,042.32	
10	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)	NIL	
11	Balance available in Designated A/c	NIL	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate, subject to realisation of collection from the customer in this account	22,042.32	

This certificate is being issued on specific request of M/s Urvashi Infratech Private Limited for UP RERA compliance. The certification is based on the information and records produced before us and explanations given to us and is true to the best of our knowledge and belief.

Disclaimer:

- a) In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
- b) We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
- c) Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.

The certificate has been provided solely for the purpose of application to be submitted with RERA authority and should not be reproduced or used for any other purpose without our consent

For H D SACHDEVA & ASSOCIATES

Chartered Accountants

(Harsh Deep Sachdeva)

Proprietor

M. No. 090181

UDIN: 22090181ASPGGX6263

Date: 16 September ' 2022