



# GAURAV JAI AGRAWAL & ASSOCIATES

Chartered Accountants

Mobile No. +91-9718018063  
Email-gaurav.agrawal@icai.org

| Form - S                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| Chartered Accountants Certificate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
| Information as on 30.06.2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
| Certification work Assigned vide letter No.- NIL Dated - 14.09.2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
| Subject: Certificate of amount incurred on Neotown Phase-3 for Construction of 14 Nos. Towers (A1/A2/A3/A4/B1/B2/B3C1/C2/C3/H1/H2/K1/K2) situated on Plot No. GH-03 Tech Zone IV, Greater NOIDA West demarcated by its boundaries Latitude 28°35'13.02"N & Longitude 077°26'17.42"E Development Authority Greater NOIDA Industrial Development Authority District Gautam Buddha Nagar, admeasuring 15,067 Sq. Mtr. area, being developed by M/S Patel Advance JV having RERA Registration No. - UPRERAPRJ7327, Designated RERA Bank A/c No. - 917020058707882- Axis Bank, Patel Advance Neotown Project RERA Account. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Total Cost Estimated | Amount incurred (actual out-flow) till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3                    | 4                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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. (if not included in para (a) above);<br>(e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to Competent Authority. | 11,520               | 2,116                                      |
| SUB TOTAL LAND COST (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 11,520               | 2,116                                      |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 214                  | 106                                        |
| SUB TOTAL FEES PAID (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 214                  | 106                                        |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site), Site Overheads;<br>(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);<br>(c) Cost of material actually purchased;<br>(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                                                                                                                                                                                                                                                                     | 26,734               | -                                          |
| Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 26,734               | -                                          |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 26,734               | -                                          |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 26,734               | -                                          |
| 3D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2,963                | -                                          |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 29,697               | -                                          |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 41,431               | 2,222                                      |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 14 Nos. Towers (A1/A2/A3/A4/B1/B2/B3C1/C2/C3/H1/H2/K1/K2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      | -                                          |
| 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)%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 5%                   | -                                          |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      | 1,484                                      |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      | 1,039                                      |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      | 2,222                                      |
| 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 )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      | 1,039                                      |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Balance available in Designated A/c.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      | -                                          |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      | 1,183                                      |
| This certificate is being issued on specific request of M/s Patel Advance JV for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. - Kindly also refer Annexure - 1 for Notes to Accounts on CA. Certificate                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
| For Gaurav Jai Agrawal & Associates<br>Chartered Accountants<br>Firm Reg. No. 2024543C<br>Greater Noida<br>Gaurav Agrawal<br>(Promotor)<br>Membership No. 1409153                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |

Gaurav Jai Agrawal & Associates  
14/09/2018  
Flat No. B - 9007, Tower No. - B, GC-16th Avenue, Gaur City-2nd, Sector-16C, Greater NOIDA West, Gautam Budh Nagar, U.P. ZIP-201009

**Notes to CA. Certificate (Neotown Phase - 3 Project – UPRERAPRJ7327)**

**Annexure - 1**

- (a) The Estimated & Incurred Land Cost considered on the basis of Lease Agreement with Greater Noida Authority, FAR Amount & Lease Rent Amount etc.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 26,734Lacs considered on the basis of Chartered Engineer Certificate.
- (c) Estimated Finance Cost / Interest Cost for sum of Rs. 2,963Lacs considered on the basis of loan amount which have been already taken and utilise for project and yet to be taken and utilise.
- (d) We have received Management Representation Letter Dated – 14.09.2018 with regard to CA. Certification requirement under The Real Estate (Regulation and Development) Act, 2016 & The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 and other relevant notifications, Office Orders, Circulars notified there under for Neotown Phase-3.



Gaurav Jain