



Form — S

Chartered Accountants Certificate

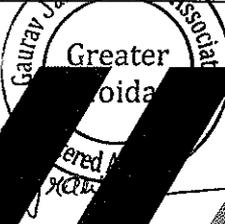
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30.06.2018

Certification work Assigned vide letter No.- NIL Dated - 01.09.2018

Subject: Certificate of amount incurred on Urbainia Trinity NX (Phase - IIIrd) for Construction of 02 Nos. Towers situated on Plot No. - 6A, Techzone - IVth, Greater NOIDA West, Gautam Buddha Nagar, ZIP - 201306 demarcated by its boundaries Latitude 28.35'15.6"N & Longitude 77°26'41".0"E Development Authority Greater NOIDA Industrial Development Authority District Gautam Buddha Nagar, admeasuring 7,187 Sq. Mtr. area, being developed by M/s. Avdesh Infotech Pvt. Ltd. / Urbainia Spaces Pvt. Ltd. having RERA Registration No. - UPRERAPRJ6307, Bank A/c No. - 158005001056 - ICICI Bank, Urbainia Spaces Pvt. Ltd.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (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; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (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); (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.	262	176
	SUB TOTAL LAND COST (in Rs.)	262	176
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	79	30
	SUB TOTAL FEES PAID (in Rs.)	79	30
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site), Site Overheads; (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); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	7,423	22
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	7,423	22
3B	Cost of construction incurred (As Certified by Project Engineer)	7,423	22
3C	Total Construction Cost (Lower of 3A and 3B.)	7,423	22



B9007, Tower No. B, GC-16th Avenue,
Gaur City-2nd, Sector-16C, Greater NOIDA West,
Gautam Buddha Nagar (U.P.) 201009

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	437	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	7,860	22
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	8,202	228
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 2 Nos Towers)	0%	
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)%	3%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		224
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		157
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)		228
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)		157
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)		71

This certificate is being issued on specific request of M/s. Avdesh Infotech Pvt. Ltd. / Urbainia Spaces Pvt. Ltd. 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

Chartered Accountants

Firm Regd. No. - 0748475

Gaurav Jai Agrawal & Associates
Greater Noida

Gaurav Agrawal

(Proprietor/Chartered Accountants)

Membership No. - 409153

Notes to CA. Certificate - Urbainia Trinity NX (Phase – IIIrd) Project – UPRERAPRJ6307)

Annexure - 1

- (a) The Estimated Land Cost considered on the basis of Lease Agreement with Greater Noida Authority.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 7,423 Lacs considered on the basis of Chartered Engineer Certificate.
- (c) Estimated Finance Cost / Interest Cost for sum of Rs. 437 Lacs 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 – 01.09.2018 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 Urbainia Trinity NX (Phase – IIIrd) Project.

