

CA CERTIFICATE

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

Subject: Certificate of amount incurred for DLF TECHPARK NOIDA PHASE-II (i.e Proposed Project) as on 31 December'2023 for Construction of -Block C (Data Centre- 2) Building (herein after referred as "Project") having area 24796.044 sq mtr, pending for RERA registration, situated at Plot No _1, Sector 143A, Gautam Nagar, Noida, UP, Tehsil DADRI, District Gautam Budh Nagar, admeasuring Land Area 24796.044 SQM is being proposed to develop by M/s Urvashi Infratech Private Limited. having registered office at 5th Floor, Gateway tower, Phase III, Gurgaon, the designated RERA account no. (342005000157).

S.No.	Particulars	Rs. in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred till 31 December 2023
1	2	3	4
1	Land Cost (a) Proportinate 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 Capitalised (as proportionate) (d) Estimated land cost includes future lease rent land premium payable to land area till the expected date of completion of Project i.e October 9' 2024,	2,082	1,149
	SUB TOTAL LAND COST	2,082	1,149
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority, proportionately calculated based on project area & total land area (c) Estimated approval Cost includes other overheads incurred for the Project (d) Direct expenses related to project including Government fees.	860.98	199.00
	SUB TOTAL FEES PAID	861	199
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	15,526	5,351
	Sub Total of Construction Cost	15,526	5,351
3B	Cost of construction incurred (As Certified by Project Engineer)	-	-
3C	Total Construction Cost (Lower of 3A and 3B.)	15,526	5,351
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)	15,526	5,351
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	18,469	6,699

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	NA
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) %	36.27%
7	Total amount received from allottees till date since Inception of the Project	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)	6,699
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 the RERA designated bank account	6,699
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.		

- 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
Date: 14 March, 2024