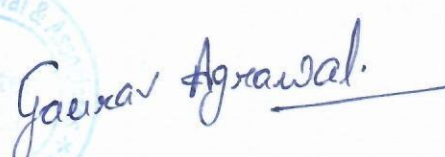
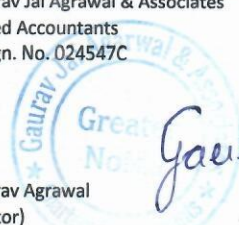




<b>Chartered Accountants Certificate</b>			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.09.2019			
Certification work Assigned vide letter No.- NIL Dated - 30.11.2019			
UDIN No. - 19409153AAAADQ3449			
<b>Subject: Certificate of amount incurred on 52nd Avenue (Phase-I) Project, for Construction of 1 No. Commercial Tower situated at Plot No. - E-1, Sector-52, NOIDA, U.P., PIN - 201301, Gautam Buddha Nagar, Uttar Pradesh, Development Authority - New Okhla Industrial Development Authority (NOIDA), admeasuring 21,659 Sq. Mtr. area, being developed by MMR Saha Infrastructure Pvt. Ltd. having UP RERA Registration No.- UPRERAPRJ7156, Designated Bank A/c No. - 918020050193873, MMR Saha Infrastructure Pvt Ltd 52ND Avenue RERA A/c Bank Name - Axis Bank</b>			
		Rs. in Lacs	Rs. in Lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
1	<b>Land Cost</b> (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.	29,450	4,909
<b>SUB TOTAL LAND COST (in Rs.)</b>		29,450	4,909
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	1,585	272
<b>SUB TOTAL FEES PAID (in Rs.)</b>		1,585	272
3A	<b>Cost of Development And construction</b> (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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	28,000	8,355
<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>		28,000	8,355
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	28,000	8,000
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	28,000	8,000
3D	<b>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)</b>	-	-
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	28,000	8,000
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	59,035	13,181

*Gaurav Agrawal*



<b>Chartered Accountants Certificate</b>			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.09.2019			
Certification work Assigned vide letter No.- NIL Dated - 30.11.2019			
UDIN No. - 19409153AAAADQ3449			
<b>Subject: Certificate of amount incurred on 52nd Avenue (Phase-I) Project, for Construction of 1 No. Commercial Tower situated at Plot No. - E-1, Sector-52, NOIDA, U.P., PIN - 201301, Gautam Buddha Nagar, Uttar Pradesh, Development Authority - New Okhla Industrial Development Authority (NOIDA), admeasuring 21,659 Sq. Mtr. area, being developed by MMR Saha Infrastructure Pvt. Ltd. having UP RERA Registration No.- UPRERAPRJ7156, Designated Bank A/c No. - 918020050193873, MMR Saha Infrastructure Pvt Ltd 52ND Avenue RERA A/c Bank Name - Axis Bank</b>			
		Rs. In Lacs	Rs. in Lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 1 No. Tower)	29%	
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)%	22%	
7	Total amount received from Allottees till date since inception of the Project (in Rs.)		15,499
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		10,849
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 )		13,181
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 )		10,849
11	Balance available in Designated A/c as on 30.09.2019		9.81
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		2,341
This certificate is being issued on specific request of M/s MMR Saha Infrastructure Pvt. Ltd. for 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 CA. Certificate			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C			
 			
CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 30.11.2019 Place: Greater NOIDA			



**Notes to CA. Certificate (52<sup>nd</sup> Avenue (Phase-I) Project - UPRERAPRJ7156)**

**Annexure - 1**

- (a) The Estimated & Incurred Land cost has been considered based on Registered Lease Deed Dated – 05.07.2011, of the Project Land & Agreed payment, terms & conditions between MMR Saha Infrastructure Pvt. Ltd. & New Okhla Industrial Development Authority (NOIDA).
- (b) Total Estimated Construction and Development Cost for sum of Rs. 28,000 Lacs have been considered based on the Certificate provided by the Engineer in respect of the said project.
- (c) The data for the period from 01.04.2019 to 30.09.2019 is unaudited further the same is based on as per the books of accounts maintained & produced before me by the MMR Saha Infrastructure Pvt. Ltd. – Promoter Company.

*Gaurav Agrawal*

