



# SATIJA PUNEET & ASSOCIATES

## Chartered Accountants

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CHARTERED ACCOUNTANT'S CERTIFICATE																																																			
Information as on 14th February, 2024																																																			
Certification work Assigned vide letter No. FP-III/07/23-24 Dated :- 14th Feb, 2024																																																			
<b>UDIN:24536943BKETWH7152</b>																																																			
<p><b>Subject:</b> Certificate of Cost incurred on the project, <b>The Flagship, Phase 3</b> for Construction of Tower No.3 situated on Plot admeasuring 5,894 sq. mtrs out of total plot area admeasuring 45202.50 Sq. Mtrs. area, Plot No.01B, Sector-140A, Noida, Gautam Buddha Nagar, demarcated by its boundaries 28°30'37.97"N, 77°24'57.61"E, 28°30'40.64"N, 77°24'59.24"E, 28°30'43.31"N, 77°25'00.87"E, 28°30'36.09"N, 77°25'01.56"E, 28°30'41.26"N, 77°25'05.11"E, 28°30'34.23"N, 77°25'05.48"E, 28°30'36.95"N, 77°25'07.19"E, 28°30'39.49"N, 77°25'08.77"E of Tehsil Development Authority- New Okhla Industrial Development Authority(NOIDA), Gautam Buddha Nagar, Uttar Pradesh-201305, being developed by IT Infrastructure Park Private Limited <b>having RERA Registration No. N.A., Designated A/C No. 003105043569 Bank Name-IT Infrastructure Park Private Limited RERA Designated Account for the Flagship Phase 3, maintained with ICICI Bank.</b></p>																																																			
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3D	<i>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)</i>	785	17
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	12070	17
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	15000	2456
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		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 )%		16%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0
8	70% Amount to be deposited in Designated Account ( <b>0.7*Row 7</b> )		0
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6 )</b>		2456
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 )		0
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>		2456

This certificate is being issued on specific request of the management of M/s IT Infrastructure Park Private Limited, the promoter, for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For Satija Puneet & Associates

Chartered Accountants

FRN- 032679N

FCA Puneet Satija

Proprietor

M.No. 536943

Date: 15th february, 2024

Place: NOIDA

**UDIN: 24536943BKETWH7152**

### **Annexure 1:- Notes to CA Certificate of the Real Estate Project "The Flagship Phase 3**

- (i) The Estimated & Incurred Land costs of the phase have been worked out on proportionat basis, on the basis of data available on record with respect to payments made or require to be mader under various head to NOIDA Authority and agreed terms & conditions between NOIDA Authority and IT Infrastructure Park Pvt. Ltd., the Promoter Company, with respect to the project Land situated at Plot No. 01B,Sector-140A, NOIDA, Gautam Buddha Nagar, Uttar Pradesh.
- (ii) Total Estimated & Acutal Incurred compliance cost with respect to the Phase under registration have been worked out on proportionate basis.
- (ii) Total Estimated Construction and Development Cost of INR 11,285 Lakhs is being considered on the basis of the estimations provided by the Engineer in respect of the said Phase.
- (iii) Actual Cost incurred has been worked out by totaling the invoices booked and advances given and then reduced by the amount payable to sundry creditors as of 14th February, 2024
- (iv) Estimated Finance Cost of INR 785 Lakhs is being worked out on the basis of projections made for all future fund inflows and outflows of the phase under consideration which includes loan facilities that may require to be availed, utilized & repaid during tenure of the phase completion.
- (v) The data relating to the period from 01.04.2023 to 14.02.2024 has been taken on the basis of unaudited books of accounts produced before me by the management of **IT Infrastructure Park Pvt. Ltd.**, Promoter Company.

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