



GUPTA JATIN & ASSOCIATES

(CHARTERED ACCOUNTANTS)

Office No-105, First Floor, Lotus Tower, F-6
Vijay Block, Laxmi Nagar, New Delhi - 110092

Form — REG 3

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

Information up to 30th September, 2020

Certification work Assigned vide letter No.CA/001/BL/2020-21 dated 01.04.2020

Subject: Certificate of amount incurred on **Bettle Lap** for Construction of **Phase-2 Tower/Block/Building(s) -2** situated on Khasra no./Plot No. **GH-G2**, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Tehsil- **Dadri**, Competent Authority/Development Authority-**YEIDA**, District-**GAUTAMBUDH NAGAR**, PIN-201308, admeasuring sq. meter area-6505, being developed by **M/s Royal Hometown Planners Pvt. Ltd.**[Promoter] having **RERA Registration No .UPRERAPRJ7022**, Designated **A/C No.57500000101241**, Bank Name-**HDFC Bank Limited**

		Rs.in lacs	Rs. In lacs
S.No.	Particulars	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.	1,394.87	1,394.78
	SUB TOTAL LAND COST (in Rs.)	1,394.87	1,394.78
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 (Considered in 3A) (c) Consultant/Architect Fees (directly attributable to project)-part of Construction cost (Considered in 3A) (d) Any other (specify)	0.49	0.49
	SUB TOTAL FEES PAID (in Rs.)	0.49	0.49
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);	7,067.41	5,467.11
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	7,067.41	5,467.11



3B	Cost of construction incurred (As Certified by Project Engineer)		6,035.96
3C	Total Construction Cost (Lower of 3A and 3B.)	7,067.41	5,467.11
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)	1,279.00	1,045.61
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	8,346.41	6,512.72
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	9,741.77	7,907.99
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	85.41%	
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)%	81.18%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		7,546.13
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		5,282.29
9	Cummulative 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)		7,907.99
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)		5,282.29
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		2,625.70

This certificate is being issued on specific request of M/s Royal Hometown Planners Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief. Further, we have distributed phase wise cost of development & constructions (3A) and Interest paid to Schedule Banks/NBFC on money borrowed for constructions (3D) on the basis of Constructions cost certified by the Project Engg. and reminging cost distributed phase wise in the ratio of land area.

For Gupta Jatin & Associates
(Chartered Accountants)

FRN-029401N



(CA Jatin Gupta)

Partner

M. No. - 522225

Place - Delhi

Date - 14/10/2020

UDIN - 20522225AAAADY6698

BHATIA & ASSOCIATES

ARCHITECTS, ENGINEERS, PLANNERS & VALUERS

R :-

145, RISHAB VIHAR, DELHI-110092.

NITIN BHATIA
MOBILE 09910278220

FORM-REG-1

ARCHITECT'S CERTIFICATE

No.-206_2020

Status Date:- 30-09-20

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s)/2 Block(s) of the BEETLE LAP PHASE II Phase of the Project UPRERAPR/7022 situated on the Plot no.GH-G2 Demarcated by its boundaries (latitude and longitude of the end points) 28°20'43.9"N 77°30'56.8"E to the North 28°20'38.9"N 77°30'59.3"E to the South 28°20'41.4"N 77°31'00.9"E to the East 28°20'41.4"N 77°30'54.9"E to the West Tehsil Dadri Competent/ Development authority YEIDA District GAUTAMBUDH NAGAR PIN 201308 admeasuring 7077 sq.mts. area being developed by Royal Hometown Planners Private Limited.

I AR. NITIN BHATIA have undertaken assignment as Architect of certifying Percentage of Completion Work of the 1 Building(s)/ 2 Block/ Tower (s) of BEETLE LAP PHASE II Phase of the Project, situated on the Khasra No/ Plot no. GH-G2 tehsil Dadri competent/ development authority YEIDA District GAUTAMBUDH NAGAR PIN 201308 admeasuring 7077 sq.mts. area being developed by Royal Hometown Planners Private Limited

1. Following technical professionals are appointed by owner / Promotor :-

- M/s/Shri/Smt MODARCH INDIA as Architect
- M/s/Shri/Smt OPTIMUM DESIGN PVT. LTD. as Structural Consultant
- M/s/Shri/Smt V.S. KUKREJA & ASSOCIATES PVT. LTD. as MEP Consultant
- M/s/Shri/Smt RAJESH RANA as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPR/7022 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	2 number of Basement(s) and Plinth	99%
3	NIL number of Podiums	NIL
4	Stilt Floor	NIL
5	2 Tower With 17 Slab each of Super Structure	100%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	67%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	73%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	89%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	86%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	66%

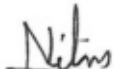
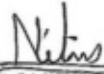

ARCHITECT
NITIN BHATIA, B. ARCH
CA/2007/40059
Mob. No. 9910278220
A-14, VIVEK VIHAR-II
DELHI-110095

Table II
Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Y	Peripheral Road with footpath	60%
2	Water Supply	Y	Total water requirement is proposed to be catered by an underground tank . Potable Water will be supplied by Jaypee sports & treated water will be stored in compartment No -3 .RO water used for drinking purpose	100%
3	Sewarage (chamber, lines, Septic Tank, STP)	Y	Soil & Waste from Toilet & Kitchen will be collected separately for soil & water pipe line and after that sewer pipe line laid under ground with manhole & connected to Centralized STP of JP Sport City , Formula One	70%
4	Storm Water Drains	Y	Separate line for rain water with & Other line for soil & waste and connected to JP sport city line	100%
5	Landscaping & Tree Planting	Y	PLANTATION AS PER PLAN	30%
6	Street Lighting	Y	Efficient & Effective design of substation with 100% Power back up & street light in walk way and parks . Adequate design to reduce losses in transmission & distribution .	0%
7	Community Buildings	Y	CLUB HOUSE	90%
8	Treatment and disposal of sewage and sullage water	Y	Sewer water treatment through Centralized STP of Jaypee Sport City Township with their disposal arrangement	55%
9	Solid Waste management & Disposal	Y	Collection and Disposal	0%
10	Water conservation, Rain water harvesting	Y	VFD based hydro pneumatic pumps used with sensor , treated STP water used for flushing & Horticulture	95%
11	Energy management	Y	Pumps & equipment selected on best energy efficient point . Photoelectric sensor used for external and common area light with provision of solar energy	0%
12	Fire protection and fire safety requirements	Y	Internal & external hydrant system ,basement sprinkler ,MCP & Fire Extinguishers in all flooes . As per Fire norms	77%
13	Electrical meter room, sub-station, receiving station	Y	Efficient & Effective design of substation with 100% Power back up & street light in walk way and parks . Adequate design to reduce losses in transmission & distribution .	60%
14	Other (Option to Add more)	NA	NA	NA

Yours Faithfully


ARCHITECT
NITIN BHATIA, B. ARCH
CA/2007/40059
 Signature & Name (As per NITIN BHATIA, B. ARCH, S. Architect
 (License No. CA/2007/40059) MCB No. 9910278220
A-14, VIVEK VIHAR-II
DELHI-110095



Piyush Kumar Gupta

AMIE (Civil), Chartered Engineer
Construction Management & Valuation
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II-C/ 199, NEHRU NAGAR, GHAZIABAD - 201001 (U.P.)

FORM-REG-2

ENGINEER'S CERTIFICATE

Subject:-Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s)/2 Block(s) of the BEETLE LAP PHASE II Phase of the Project UPRERAPRJ7022 situated on the Plot no.GH-G2 Demarcated by its boundaries (latitude and longitude of the end points) 28°20'43.9"N 77°30'56.8"E to the North 28°20'38.9"N 77°30'59.3"E to the South 28°20'41.4"N 77°31'00.9"E to the East 28°20'41.4"N 77°30'54.9"E to the West Tehsil Dadri Competent/ Development authority YEIDA District GAUTAMBUDH NAGAR PIN 201308 admeasuring 7077 sq.mts. area being developed by Royal Hometown Planners Private Limited.

I PIYUSH KUMAR GUPTA have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the 1 Building(s)/ 2 Block/ Tower (s) of BEETLE LAP PHASE II Phase of the Project, situated on the Khasra No/ Plot no GH-G2 tehsil Dadri competent/ development authority YEIDA District GAUTAMBUDH NAGAR PIN 201308 admeasuring 7077 sq.mts. area being developed by Royal Hometown Planners Private Limited

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s/Shri/Smt MODARCH INDIA as Architect
- (ii) M/s/Shri/Smt OPTIMUM DESIGN PVT. LTD. as Structural Consultant
- (iii) M/s/Shri/Smt V.S. KUKREJA & ASSOCIATES PVT. LTD. as MEP Consultant
- (iv) M/s/Shri/Smt RAJESH RANA as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as ₹70,67,00,000 (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4 The estimated actual cost incurred till date 30-09-2020 is calculated at ₹60,35,96,388 Percentage completion till date :- 85.41% (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from the Competent Authority is estimated at ₹10,31,03,612 (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30-09-2020 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number Tower B & D

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	₹51,45,64,824
2	Cost incurred as on Date	₹43,44,17,443
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	84.42%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	₹8,01,47,381
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	84.42%



PIYUSH KUMAR GUPTA
Chartered Engineer (IEI)
AM1071974

TABLE B
Internal & External Development works and common amenities

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	₹19,21,35,176
2	Cost incurred as on	₹16,91,78,945
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	88.05%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	₹2,29,56,231
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	₹0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	88.05%


PIYUSH KUMAR GUPTA
Chartered Engineer (IEI)
AM1071974

Signature of Engineer

Name PIYUSH KUMAR GUPTA
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Aadhar No. 268793091967
PAN No. ADAPG1239Q
License No:- AM1071974 of Authority -The Institution of Engineers (India)