



Form - REG - 3

Chartered Accountants Certificate

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

Information as on 31.12.2019

Certification work Assigned vide letter No.- NIL Dated - 12.02.2020

UDIN No. - 20409153AAAAAT5876

Subject: Certificate of amount incurred on IVY County Project, for Construction of 5 Nos. Towers situated at Plot No. - GH - 15, Sector - 75, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, Development Authority - New Okhla Industrial Development Authority (NOIDA), admeasuring 20,639 Sq. Mtr. area, being developed by Perfect Megastructure Pvt. Ltd. having UP RERA Registration No. UPRERAPRJ757529, Designated Bank A/c No. - 6113420568, Perfect Megastructure Pvt. Ltd. - RERA A/c Bank Name - Kotak Mahindra Bank

S.No.	Particulars	Rs. in Lacs	Rs. in Lacs
		Total Cost Estimated	Amount incurred 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.	16,500	10,565
	SUB TOTAL LAND COST (in Rs.)	16,500	10,565
S.No.	Particulars	Total Cost Estimated	Amount incurred 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)	600	76
	SUB TOTAL FEES PAID (in Rs.)	600	76
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);	30,000	530
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	30,000	530
3B	Cost of construction incurred (As Certified by Project Engineer)	30,000	350
3C	Total Construction Cost (Lower of 3A and 3B.)	30,000	350
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)	6,000	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	36,000	350
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	53,100	10,991

Gaurav Jai Agrawal
Gaurav Jai Agrawal & Associates
Chartered Accountants



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5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 5 Nos. Towers)	1.17%
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)%	21%
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)	2,322
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1,625
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)	10,991
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)	1,625
11	Balance available in Designated A/c as on 31.12.2019	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	9,366

This certificate is being issued on specific request of M/s Perfect Megastructure 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: 11.02.2020

Place: Greater NOIDA



*Gaurav
Agrawal*



Notes to CA. Certificate (IVY County Project - UPRERAPRJ757529)

Annexure - 1

- (a)** The Estimated & Incurred Land cost has been considered on the basis of Registered Sub - Lease Deed Dated – 08.01.2019, of the Project Land & Agreed payment, terms & conditions between Perfect Megastructure Pvt. Ltd. & New Okhla Industrial Development Authority (NOIDA).
- (b)** Total Estimated Construction and Development Cost for sum of Rs. 30,000 Lacs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c)** Estimated Finance Cost / Interest Cost for sum of Rs. 6,000 Lacs has been considered on the basis of Term Loan / Credit facility (ies) / Unsecured Loans which yet to be taken and utilised for the project.
- (d)** The data for the period from 01.04.2019 to 31.12.2019 is unaudited further the same is based on as per the books of accounts maintained & produced before me by the Perfect Megastructure Pvt. Ltd. – Promoter Company.
- (e)** As stated by the Promoter Company, for the convenience of the payments to the vendors, the amount is being transferred from the Designated Escrow Bank Account, Perfect Megastructure Private Limited – RERA Account, Bank A/c No. – 6113420568 in Kotak Mahindra Bank to Perfect Megastructure Private Limited, Bank A/c No. – 6113271559 in Kotak Mahindra Bank from where the payment is being released, however the expenditures made by the Promoter from the above said Perfect Megastructure Private Limited's Bank Account is under the 70% capex.

*Gaurav
Agrawal*

