



CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30th September 2020

Certification work Assigned vide letter No. ADPL/10.10.2020/001

Dated :- 10-10-2020

Subject: Certificate of amount incurred on RST GALLERIA for Construction of Building(s) situated on Plot No. C-3, Alpha-II, Greater Noida demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Sector ALPHA-II, Greater Noida Competent Authority/Development Authority, District Gautam Budh Nagar , PIN 201308, admeasuring 11584 sq. meter being developed by Adihm Developers Pvt Ltd] **having RERA Registration No. -UPRERAPRJ15652 , Designated A/C No. 918020047697601, Bank Name Axis Bank Ltd**

S.No.	Particulars	in Rs.	in Rs.
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3.00	4.00
1	Land Cost	81,53,05,125.38	17,79,57,887.00
	(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;	2,95,75,150.00	2,95,75,150.00
	(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);	1,49,22,000.00	1,49,22,000.00
	(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.	-	
	SUB TOTAL LAND COST (in Rs.)	85,98,02,275.38	22,24,55,037.00

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3.00	4.00
2	Project Clearance Fees	1,27,512.00	1,27,512.00
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	3,64,92,820.00	2,71,12,364.00
	(c) Consultant/Architect Fees (directly attributable to project)	2,00,00,000.00	1,00,47,029.00
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	5,66,20,332.00	3,72,86,905.00
3A	Cost of Development And construction	1,28,35,77,389.63	45,99,07,040.00
	(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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3A)	1,28,35,77,389.63	45,99,07,040.00
3B	Cost of construction incurred (As Certified by Project Engineer)	1,28,50,00,000.00	38,11,63,876.00
3C	Total Construction Cost (Lower of 3A and 3B.)	1,28,35,77,389.63	38,11,63,876.00

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)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,28,35,77,389.63	38,11,63,876.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2,20,00,00,000.00	64,09,05,822.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	29.70%	
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)%	29%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	25,27,50,096.82	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	17,69,25,067.77	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project) (Column 3 of Row 4 * row 6)	64,09,05,822.00	
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)	17,69,24,513.15	
11	Balance available in Designated A/c.	554.62	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	554.62	

This certificate is being issued on specific request of M/s Adihm Developers 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.

For S G JAIN AND COMPANY

SAURABH JAIN, FCA
M. NO. 521383
Date : 28-10-2020
Place : Noida





ADIHM DEVELOPERS PRIVATE LIMITED RST GALLERIA RERA

Joint Holder :-

GROUND C 3

SECTOR ALPHA Z

GREATER NOIDA GAUTAM BUDDHA NAGAR

GREATER NOIDA

UTTAR PRADESH-INDIA

PIN201308

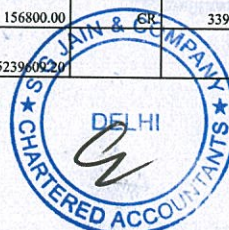
Customer No :849924948

Scheme :CA - BUSINESS ADVANTAGE

Currency :INR

Statement of Axis Account No :918020046690289 for the period (From : 01-07-2020 To : 31-08-2020)

Tran Date	Value Date	Transaction Particulars	Chq No	Amount(INR)	DR/CR	Balance(INR)	Branch Name
		OPENING BALANCE				45675.32	
06-07-2020	06-07-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		133000.00	CR	178675.32	CENTRALISED COLL & PYMNT HUB
10-07-2020	10-07-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		15366.40	CR	194041.72	CENTRALISED COLL & PYMNT HUB
11-07-2020	11-07-2020	GST @18% on Charge		18.00	DR	194023.72	SECTOR 62, NOIDA [UP]
11-07-2020	11-07-2020	Consolidated Charges for A/c		100.00	DR	193923.72	SECTOR 62, NOIDA [UP]
14-07-2020	14-07-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		70000.00	CR	263923.72	CENTRALISED COLL & PYMNT HUB
16-07-2020	16-07-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		280000.00	CR	543923.72	CENTRALISED COLL & PYMNT HUB
22-07-2020	22-07-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		210000.00	CR	753923.72	CENTRALISED COLL & PYMNT HUB
22-07-2020	22-07-2020	INB/705556915/CBDT-ePayment TDS/TCS (281)/		150000.00	DR	603923.72	SECTOR 62, NOIDA [UP]
23-07-2020	23-07-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		35000.00	CR	638923.72	CENTRALISED COLL & PYMNT HUB
24-07-2020	24-07-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		70000.00	CR	708923.72	CENTRALISED COLL & PYMNT HUB
24-07-2020	24-07-2020	GRANDSLAM DEVELOPERS	832871	600000.00	DR	108923.72	SECTOR 62, NOIDA [UP]
27-07-2020	27-07-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		39513.60	CR	148437.32	CENTRALISED COLL & PYMNT HUB
28-07-2020	28-07-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		315000.00	CR	463437.32	CENTRALISED COLL & PYMNT HUB
28-07-2020	28-07-2020	TRF/723/GRANDSLAM DEVELOPERS/GRANDSLAM DEVELOPERS	832873	400000.00	DR	63437.32	SECTOR 62, NOIDA [UP]
29-07-2020	29-07-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		165900.00	CR	229337.32	CENTRALISED COLL & PYMNT HUB
30-07-2020	30-07-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		318449.60	CR	547786.92	CENTRALISED COLL & PYMNT HUB
01-08-2020	01-08-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		143500.00	CR	691286.92	CENTRALISED COLL & PYMNT HUB
04-08-2020	04-08-2020	INB/705638073/CBDT-ePayment TDS/TCS (281)/		300000.00	DR	391286.92	SECTOR 62, NOIDA [UP]
10-08-2020	10-08-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		936950.00	CR	1328236.92	CENTRALISED COLL & PYMNT HUB
10-08-2020	10-08-2020	INB/705732975/INTERNET TAX PAYMENT/		283800.00	DR	1044436.92	SECTOR 62, NOIDA [UP]
11-08-2020	11-08-2020	TRF/723/GRANDSLAM DEVELOPERS/GRANDSLAM DEVELOPERS	832835	1000000.00	DR	44436.92	SECTOR 62, NOIDA [UP]
12-08-2020	12-08-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		925366.40	CR	969803.32	CENTRALISED COLL & PYMNT HUB
12-08-2020	12-08-2020	INB/705744174/CBDT-ePayment TDS/TCS (281)/		200000.00	DR	769803.32	SECTOR 62, NOIDA [UP]
13-08-2020	13-08-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		129238.90	CR	899042.22	CENTRALISED COLL & PYMNT HUB
13-08-2020	13-08-2020	TRF/723/GRANDSLAM DEVELOPERS/GRANDSLAM DEVELOPERS	832836	800000.00	DR	99042.22	SECTOR 62, NOIDA [UP]
14-08-2020	14-08-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		21700.00	CR	120742.22	CENTRALISED COLL & PYMNT HUB
17-08-2020	17-08-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		279999.30	CR	400741.52	CENTRALISED COLL & PYMNT HUB
19-08-2020	19-08-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		700000.00	CR	1100741.52	CENTRALISED COLL & PYMNT HUB
19-08-2020	19-08-2020	BRN-CLG-CHQ PAID TO NAVIN KUMAR /PUNJAB AND SIN	833003	100000.00	DR	1000741.52	CCGO NORTH MH
19-08-2020	19-08-2020	BRN-CLG-CHQ PAID TO NAVIN KUMAR /PUNJAB AND SIN	833004	100000.00	DR	900741.52	CCGO NORTH MH
19-08-2020	19-08-2020	BRN-CLG-CHQ PAID TO NAVIN KUMAR /PUNJAB AND SIN	833005	112000.00	DR	788741.52	CCGO NORTH MH
19-08-2020	19-08-2020	TRF/723/GRANDSLAM DEVELOPERS/GRANDSLAM DEVELOPERS	832838	500000.00	DR	288741.52	SECTOR 62, NOIDA [UP]
20-08-2020	20-08-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		154000.00	CR	442741.52	CENTRALISED COLL & PYMNT HUB
21-08-2020	21-08-2020	TRF/723/GRANDSLAM DEVELOPERS/GRANDSLAM DEVELOPERS	832875	400000.00	DR	42741.52	SECTOR 62, NOIDA [UP]
22-08-2020	22-08-2020	GST @18% on Charge		18.00	DR	42723.52	SECTOR 62, NOIDA [UP]
22-08-2020	22-08-2020	Consolidated Charges for A/c		100.00	DR	42623.52	SECTOR 62, NOIDA [UP]
25-08-2020	25-08-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		69825.00	CR	112448.52	CENTRALISED COLL & PYMNT HUB
28-08-2020	28-08-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		70000.00	CR	182448.52	CENTRALISED COLL & PYMNT HUB
29-08-2020	29-08-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		156800.00	CR	339248.52	CENTRALISED COLL & PYMNT HUB
		TRANSACTION TOTAL DR/CR		4946036.00/523960520			





ADIHM DEVELOPERS PRIVATE LIMITED RST GALLERIA RERA

Joint Holder :-

GROUND C 3

SECTOR ALPHA Z

GREATER NOIDA GAUTAM BUDDHA NAGAR

GREATER NOIDA

UTTAR PRADESH-INDIA

PIN201308

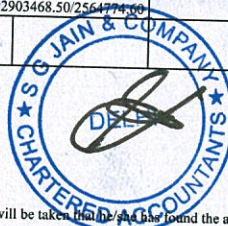
Customer No :849924948

Scheme :CA - BUSINESS ADVANTAGE

Currency :INR

Statement of Axis Account No :918020046690289 for the period (From : 01-09-2020 To : 30-09-2020)

Tran Date	Value Date	Transaction Particulars	Chq No	Amount(INR)	DR/CR	Balance(INR)	Branch Name
		OPENING BALANCE				339248.52	
02-09-2020	02-09-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		608948.20	CR	948196.72	CENTRALISED COLL & PYMNT HUB
03-09-2020	03-09-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		15366.40	CR	963563.12	CENTRALISED COLL & PYMNT HUB
03-09-2020	03-09-2020	RTGS/SK/UTIBR52020090300354246/723/GNIDA/HDFC BA	833015	500000.00	DR	463563.12	SECTOR 62, NOIDA [UP]
03-09-2020	03-09-2020	SAK NEFT/RTGS Charges on Rs.500000 at SOL:723		29.50	DR	463533.62	SECTOR 62, NOIDA [UP]
03-09-2020	03-09-2020	INB/705861023/CBDT-ePayment TDS/TCS (281)/		200000.00	DR	263533.62	SECTOR 62, NOIDA [UP]
03-09-2020	03-09-2020	INB/705865292/CBDT-ePayment TDS/TCS (281)/		200000.00	DR	63533.62	SECTOR 62, NOIDA [UP]
07-09-2020	07-09-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		301347.20	CR	364880.82	CENTRALISED COLL & PYMNT HUB
07-09-2020	07-09-2020	TRF/723/GRANDSLAM DEVELOPERS/GRANDSLAM DEVELOPERS	832837	300000.00	DR	64880.82	SECTOR 62, NOIDA [UP]
09-09-2020	09-09-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		570584.00	CR	635464.82	CENTRALISED COLL & PYMNT HUB
09-09-2020	09-09-2020	TRF/723/GRANDSLAM DEVELOPERS/	832829	600000.00	DR	35464.82	SECTOR 62, NOIDA [UP]
12-09-2020	12-09-2020	GST @18% on Charge		18.00	DR	35446.82	SECTOR 62, NOIDA [UP]
12-09-2020	12-09-2020	Consolidated Charges for A/c		100.00	DR	35346.82	SECTOR 62, NOIDA [UP]
14-09-2020	14-09-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		139968.50	CR	175315.32	CENTRALISED COLL & PYMNT HUB
16-09-2020	16-09-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		210000.00	CR	385315.32	CENTRALISED COLL & PYMNT HUB
17-09-2020	17-09-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		70000.00	CR	455315.32	CENTRALISED COLL & PYMNT HUB
18-09-2020	18-09-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		109046.70	CR	564362.02	CENTRALISED COLL & PYMNT HUB
18-09-2020	18-09-2020	TRF/723/GRANDSLAM DEVELOPERS/GRANDSLAM DEVELOPERS	833012	500000.00	DR	64362.02	SECTOR 62, NOIDA [UP]
19-09-2020	19-09-2020	BRN-SI-D12300613-TRFR FROM 918020047697601-		39513.60	CR	103875.62	CENTRALISED COLL & PYMNT HUB
19-09-2020	19-09-2020	BRN-CLG-CHQ PAID TO RAM VIR SINGH S/BANK OF BARODA	833009	100000.00	DR	3875.62	CCGO NORTH MH
19-09-2020	19-09-2020	TRF/ADIHM DEVELOPERS PVT LTD RST GALLERIA OPERATI		150000.00	CR	153875.62	SECTOR 62, NOIDA [UP]
19-09-2020	19-09-2020	MAMTA /CENTRAL BANK O	833008	147321.00	DR	6554.62	CCGO NORTH MH
21-09-2020	21-09-2020	TRF/GRANDSLAM DEVELOPERS PVT LTD/adhim developers		100000.00	CR	106554.62	SECTOR 63 NOIDA UP
21-09-2020	21-09-2020	BRN-CLG-CHQ PAID TO MR ANIL KUMAR /STATE BANK OF	833010	56000.00	DR	50554.62	CENTRALISED CTS MUM MH
21-09-2020	21-09-2020	GAURAV BAKSHI /CANARA BANK	833011	50000.00	DR	554.62	CCGO NORTH MH
25-09-2020	25-09-2020	TRF/GRANDSLAM DEVELOPERS PVT LTD/		250000.00	CR	250554.62	SECTOR 62, NOIDA [UP]
25-09-2020	25-09-2020	SATTO /PUNJAB NATIONA	833007	125000.00	DR	125554.62	CCGO NORTH MH
25-09-2020	25-09-2020	SATTO /PUNJAB NATIONA	833006	125000.00	DR	554.62	CCGO NORTH MH
		TRANSACTION TOTAL DR/CR		2903468.50/2564774.60			
		CLOSING BALANCE				554.62	



Unless the constituent notifies the bank immediately of any discrepancy found by him/her in this statement of Account, it will be taken that he/she has found the account correct.

The closing balance as shown/displayed includes not only the credit balance and / or overdraft limit, but also funds which are under clearing. It excludes the amount marked as lien, if any. Hence the closing balance displayed may not be the effective available balance. For any further clarifications, please contact the Branch.

We would like to reiterate that, as a policy, Axis Bank does not ask you to part with/disclose/revalidate of your iConnect password, login id and debit card number through emails OR phone call. Further, we would like to reiterate that Axis Bank shall not be liable for any losses arising from you sharing/disclosing of your login id, password and debit card number to anyone. Please co-operate by forwarding all such suspicious/spam emails, if received by you, to customer.service@axisbank.com

REGISTERED OFFICE - AXIS BANK LTD, TRISHUL, Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad . 380006. This is a system generated output and requires no signature.

Legends :

ICNN - Transaction through Internet Banking

AUTOSWEEP - Transfer to linked fixed deposit

REV SWEEP - Interest on Linked fixed Deposit

SWEEP TRF - Transfer from Linked Fixed Deposit / Account

VMT - Visa Money Transfer through ATM

CWDR - Cash Withdrawal through ATM

BRN -Branch

LDG -Lodge

INB -Internet Banking

RLZ -Realise

DLK -Delink

DHR -Dishonour

ADIHM DEVELOPERS PRIVATE LIMITED

Registered Office: B-1/504, SATYAM APARTMENTS, THE NEW PROGRESSIVE, CGHS LTD.,
20-B, VASUNDHARA ENCLAVE, DELHI-110096
CIN: U70102DL2011PTC222040

To,

Date:-31.10.2020

**The Uttar Pradesh Real Estate Regulatory Authority
Uttar Pradesh**

Reference: ORDER NO 2753A/SEPARATE ACCTT-1/FINANCE/2020-21 DATED 05TH
JUNE,2020 FOR REAL ESTATE PROJECT (MAINTENANCE OF
SEPARATE BANK ACCOUNT) DIRECTIONS 2020.

Subject: No Lien Certificate for RERA 70% Separate Account for Project "RERA A/c No.
918020046690289 of our Project "I-THUM'S GALLERIA" having RERA Registration
Number UPRERAPRJ15652.

This is with reference to No Lien or Charge on the RERA 70% Separate account of M/s Startle
Infrastructure Pvt. Ltd of our Project "I-THUM'S GALLERIA" having RERA Registration
Number UPRERAPRJ15652 having 70% RERA A/c no 918020046690289 with Axis Bank
Limited, Sector-62, Noida.

Further, we would like to inform you that the application for providing No-Lien certificate has
been submitted in our concern bank, but bank will take its operational time as the said document
required to be approved from Mumbai office. Meantime, we are uploading the No-Lien
Certification certified by our CA along with receiving for the requested document from Axis
bank for your reference. Once we received this, we will send it via Email.

Yours faithfully,



Ashok Narang

Director and Authorized Signatory
M/S ADIHM DEVELOPERS PVT. LTD.
Mobile Number: +91 9810116262
Landline: 0120-4757777
Email: ashoknarang@sbtigroup.com



S G Jain & Company

Chartered Accountants

TO WHOM IT MAY CONCERN

We hereby certified that **M/s Adihm Developers Pvt Ltd Registered Under RERA Vide RERA Reg No. UPRERAPRJ15652**, having its **Specific 70% RERA A/c No. 918020046690289 (Namely Adihm Developers Pvt Ltd A/c RST Galleria)** with **Axis Bank Limited, Sector -62, Noida Branch** where no lien has been marked by any Bank or any other Financial Institution.

All the Above given information are true and correct, and the same has been certified on the basis of details and documents produced before me by the Management of the Company.

**For S G JAIN AND COMPANY
CHARTERED ACCOUNTANTS**

**PARTNER
SAURABH JAIN**

M. No. 521383

Date: - 28th October 2020

Date: - 26th October 2020

To,

The Operations Head
Axis Bank Limited
The Corenthum,
A-41 Sector-62, Noida

Reference: - Order Number 2753A/Separate Acctt-1/Finance/2020-21 dated 05th June' 2020 for Real Estate Project (Maintenance of Separate Bank Account) Directions 2020

Subject: - No Lien Certificate for September'2020 quarter of our RERA A/c No. 918020046690289

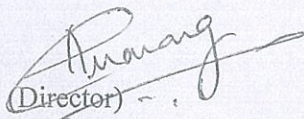
Sir/Ma'am,

With reference to above mentioned subject, we are required No Lien Certificate from bank for our RERA A/c No. 918020091456597 for compliance of RERA directions 2020, RERA bank account details are mentioned hereunder: -

Account Name	Adihm Developers Pvt Ltd A/c RST Galleria
RERA A/c No.	918020046690289

Please do the needful.

For Adihm Developers Pvt Ltd.


(Director)


29/10/20
25/10/20

Enclosed: -

1. Architect Certificate
2. CA Certificate
3. Engineer Certificate
4. Copy of order number 2753A/Separate Acctt-1/Finance/2020-21 dated 05th June' 2020 for Real Estate Project (Maintenance of Separate Bank Account) Directions 2020

ADIHM DEVELOPERS PVT. LTD.

Regd. Office: B-1/504, Satiyam Apartments, The New Progressive, CGHS Ltd., 20- B, Vasundhara Enclave, Delhi- 110096

Corp. Office: Ground Floor, Tower B, The Corenthum, A- 41, Sector-62, Noida- 201301

0120 4757777 | www.ithumsgalleria.co.in | ithumsgalleria@sbilgroup.com | Cin U70102DL2011PTC222040