



RAJ GARG & ASSOCIATES

CHARTERED ACCOUNTANTS

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30.09.2020

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

Dated :-14.10.2020

Subject: Certificate of amount incurred on [EROS SAMPOORNAM] for Construction of Residential Tower (G-5,Y-13,Y-14 & B-3), Community Center & Commercial /Block/Building(s) situated on Khasra no./Plot No.GH01 SECTOR 2 GREATER NOIDA, demarcated by its boundaries (latitude and longitude of the end points) 28°35' 28.07"N 77°27'27.80"E to North 28°35'22"N 77°27'27"E to the South 28°35'25.91"N77°27'28.96"E to the East 28°35'25.44"N77°27'22.89"E_ to the West of Village Patwari Noida, Tehsil GAUTAM BUDDH NAGAR Competent Authority/Development Authority GNIDA, District GAUTAM BUDDH NAGAR , PIN 201305, admeasuring 16380 sq. meter area, being developed by AJAY ENTERPRISES PVT. LIMITED having RERA Registration No. UPRERAPRJ972907 , Designated A/C No...Ajay Enterprises Pvt. Ltd.- Eros Sampoornam I -RERA A/c 918020095501420----Bank Name.... Axis Bank Ltd.Nehru Place , New Delhi

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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.	2,057.79	2,057.79
	SUB TOTAL LAND COST (in Rs.)	2,057.79	2,057.79



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 (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	253.83	108.33
	SUB TOTAL FEES PAID (in Rs.)	253.83	108.33
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);	8,670.41	2,557.23
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	8,670.41	2,557.23
3B	Cost of construction incurred (As Certified by Project Engineer)	9,268.00	1,696.64
3C	Total Construction Cost (Lower of 3A and 3B.)	8,670.41	1,696.64
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)	322.92	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	8,993.33	1,696.64
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	11,304.95	3,862.76
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		18.31
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)%		34.17
7	Total amount received from allottees till date since Inception of the Project (in Rs. lacs)		405.84
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		284.09
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)		3,862.76



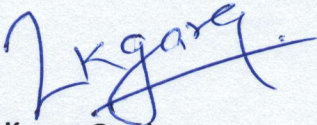
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	253.00
11	Balance available in Designated A/c.	46.38
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	3,609.76

This certificate is being issued on specific request of M/s Ajay Enterprises 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 Raj Garg & Associates

Chartered Accountants

FR No. 008569 C



(Raj Kumar Garg)

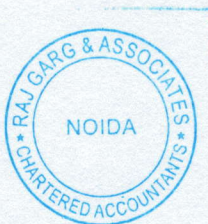
Partner

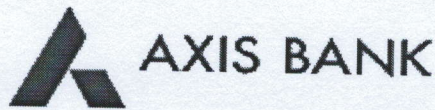
M.No. 091706

UDIN: 20091706AAAAEP2135

Place: New Delhi

Date: 15.10.2020





AJAY ENTERPRISES PVT.LTD-EROS SAMPOORNAM I-RERA A/

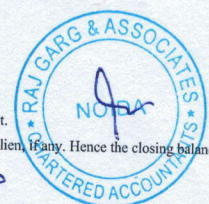
Joint Holder :-
8TH FLOOR EROS CORPORATE TOWER
NEHRU PLACE
NEW DELHI
DELHI-INDIA
PIN110019

Customer No :049058365
Scheme :CA - BUSINESS ADVANTAGE
Currency :INR

Statement of Axis Account No :918020095501420 for the period (From : 01-07-2020 To : 30-09-2020)

Tran Date	Value Date	Transaction Particulars	Chq No	Amount(INR)	DR/CR	Balance(INR)	Branch Name
		OPENING BALANCE				2109664.44	
01-07-2020	01-07-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		284372.20	CR	2394036.64	CENTRALISED COLL & PYMNT HUB
02-07-2020	02-07-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		70000.00	CR	2464036.64	CENTRALISED COLL & PYMNT HUB
06-07-2020	06-07-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		114100.00	CR	2578136.64	CENTRALISED COLL & PYMNT HUB
11-07-2020	11-07-2020	GST @18% on Charge		18.00	DR	2578118.64	NEHRU PLACE,DELHI [DL]
11-07-2020	11-07-2020	Consolidated Charges for A/c		100.00	DR	2578018.64	NEHRU PLACE,DELHI [DL]
21-07-2020	21-07-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		69986.65	CR	2648005.29	CENTRALISED COLL & PYMNT HUB
22-07-2020	22-07-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		35700.00	CR	2683705.29	CENTRALISED COLL & PYMNT HUB
24-07-2020	24-07-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		280000.00	CR	2963705.29	CENTRALISED COLL & PYMNT HUB
24-07-2020	24-07-2020	TRF/049/AJAY ENTERPRISES PVT/trf	949106	2500000.00	DR	463705.29	NEHRU PLACE,DELHI [DL]
27-07-2020	27-07-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		70700.00	CR	534405.29	CENTRALISED COLL & PYMNT HUB
06-08-2020	06-08-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		282434.60	CR	816839.89	CENTRALISED COLL & PYMNT HUB
17-08-2020	17-08-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		291900.00	CR	1108739.89	CENTRALISED COLL & PYMNT HUB
19-08-2020	19-08-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		212525.60	CR	1321265.49	CENTRALISED COLL & PYMNT HUB
20-08-2020	20-08-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		73592.40	CR	1394857.89	CENTRALISED COLL & PYMNT HUB
22-08-2020	22-08-2020	GST @18% on Charge		54.00	DR	1394803.89	NEHRU PLACE,DELHI [DL]
22-08-2020	22-08-2020	Consolidated Charges for A/c		300.00	DR	1394503.89	NEHRU PLACE,DELHI [DL]
24-08-2020	24-08-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		260355.60	CR	1654859.49	CENTRALISED COLL & PYMNT HUB
26-08-2020	26-08-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		342082.30	CR	1996941.79	CENTRALISED COLL & PYMNT HUB
28-08-2020	28-08-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		276470.60	CR	2273412.39	CENTRALISED COLL & PYMNT HUB
04-09-2020	04-09-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		276581.20	CR	2549993.59	CENTRALISED COLL & PYMNT HUB
09-09-2020	09-09-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		288326.50	CR	2838320.09	CENTRALISED COLL & PYMNT HUB
11-09-2020	11-09-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		412667.50	CR	3250987.59	CENTRALISED COLL & PYMNT HUB
12-09-2020	12-09-2020	GST @18% on Charge		18.00	DR	3250969.59	NEHRU PLACE,DELHI [DL]
12-09-2020	12-09-2020	Consolidated Charges for A/c		100.00	DR	3250869.59	NEHRU PLACE,DELHI [DL]
19-09-2020	19-09-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		35000.00	CR	3285869.59	CENTRALISED COLL & PYMNT HUB
21-09-2020	21-09-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		460622.40	CR	3746491.99	CENTRALISED COLL & PYMNT HUB
22-09-2020	22-09-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		70000.00	CR	3816491.99	CENTRALISED COLL & PYMNT HUB
25-09-2020	25-09-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		35000.00	CR	3851491.99	CENTRALISED COLL & PYMNT HUB
29-09-2020	29-09-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		732117.40	CR	4583609.39	CENTRALISED COLL & PYMNT HUB
30-09-2020	30-09-2020	BRN-SI-D12780616-TRFR FROM 918020103128364-		55118.00	CR	4638727.39	CENTRALISED COLL & PYMNT HUB
		TRANSACTION TOTAL DR/CR		2500590.00/5029652.95			
		CLOSING BALANCE				4638727.39	

Cashed to the copy
For Raj Garg & Associates
Chartered Accountants



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. Hence the closing balance displayed may not be the effective available balance. For any further clarifications, please contact the Branch.

M.No 091206



RAJ GARG & ASSOCIATES

CHARTERED ACCOUNTANTS

TO WHOM SO EVER IT MAY CONCERN

On the basis of books of account, documents, other information produced before us and explanations given by Ajay Enterprises Pvt. Ltd. having regd. office at 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019, we hereby certify that the Current account no. 918020095501420 held by the company in the name of Ajay Enterprises Pvt. Ltd.-Eros Sampoonam I –RERA A/c with Axis Bank Ltd. ,Nehru Place Branch, New Delhi-110019 is a separate account as per Section- 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 Act for project “ **Eros Sampoonam I** ” vide UPRERA regn.no.UPRERAPRJ972907 and there is no lien or charge on the said account.

For Raj Garg & Associates
Chartered Accountants
FR No. 008569C

Raj Kumar Garg
Partner



Membership No.091706
UDIN:- 20091706AAAAEO7223
Date:- 15/10/2020
Place:- New Delhi

To,

Ajay enterprises Pvt Ltd

Eros Corporate Tower

Nehru Place, New Delhi

Pin-110019

Dear Sir,

We have hereby state that Current Account no.918020095501420 in the name of Ajay Enterprises Pvt Ltd does not have lien in their account and the account state is active.

Warm Regards,

Alok Kumar Jha

(Assistant Manager)

Axis Bank Nehru Place

Delhi-110019



14/10/2020

