



| Chartered Accountants Certificate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                          | From - REG - 3 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|----------------|
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                          |                |
| Information as on 31.03.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                          |                |
| Certification work Assigned vide letter No. - NIL Dated - 19.04.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                          |                |
| UDIN No. - 22409153AHKZWG3543                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                          |                |
| <b>Subject: Certificate of amount incurred on SPORTSHOME PHASE II Project for Construction of 2 Nos. Tower ( A / B Tower) situated on Sports City, Plot No. GH-02, Sector -Adjoining Techzone-IV, Greater NOIDA (West ), Gautam Buddha Nagar, Uttar Pradesh, Development Authority - Greater NOIDA Industrial Development Authority (GNIDA), admeasuring 5,000 Sq. Mtrs. area, being developed by Devsai Construction Pvt. Ltd. having RERA Registration No. - UPRERAPRJ743918, Bank A/c No. 18523900000028, Devsai Construction Pvt. Ltd. , DCB Bank Ltd.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                          |                |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Cost Estimated | Amount incurred till now |                |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3                    | 4                        |                |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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);<br>(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. | 718                  | 718                      |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 718                  | 718                      |                |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Cost Estimated | Amount incurred till now |                |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3                    | 4                        |                |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 106                  | 1                        |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 106                  | 1                        |                |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site) , Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                                                                                                                                                                                                                                                                 | 6,000                | 2,862                    |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 6,000                | 2,862                    |                |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 6,000                | 2,750                    |                |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 6,000                | 2,750                    |                |
| 3D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>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)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 600                  | 185                      |                |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 6,600                | 2,935                    |                |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 7,424                | 3,654                    |                |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                     |                      |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|
| From - REG - 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                     |                      |                          |
| <b>Chartered Accountants Certificate</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                     |                      |                          |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                     |                      |                          |
| Information as on 31.03.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                     |                      |                          |
| Certification work Assigned vide letter No.- NIL Dated - 19.04.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                     |                      |                          |
| UDIN No. - 22409153AHKZWG3543                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                     |                      |                          |
| <p><b>Subject: Certificate of amount incurred on SPORTSHOME PHASE II Project for Construction of 2 Nos. Tower ( A / B Tower) situated on Sports City, Plot No. GH-02, Sector -Adjoining Techzone-IV, Greater NOIDA (West ), Gautam Buddha Nagar, Uttar Pradesh, Development Authority - Greater NOIDA Industrial Development Authority (GNIDA), admeasuring 5,000 Sq. Mtrs. area, being developed by Devsai Construction Pvt. Ltd. having RERA Registration No. - UPRERAPRJ743918, Bank A/c No. 18523900000028, Devsai Construction Pvt. Ltd. , DCB Bank Ltd.</b></p> |                                                                                                                                                                                     |                      |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                     | Rs. in Lakhs         | Rs. in Lakhs             |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Particulars                                                                                                                                                                         | Total Cost Estimated | Amount incurred till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 2                                                                                                                                                                                   | 3                    | 4                        |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 2 Nos Towers - A / B )                                                             | 46%                  |                          |
| 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)%                                 | 49%                  |                          |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Total amount received from Allottees till date since Inception of the Project (in Rs.)                                                                                              |                      | 3,116                    |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>                                                                                                                 |                      | 2,181                    |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Cumulative 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>           |                      | 3,654                    |
| 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 ) |                      | 2,094                    |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Balance available in Designated A/c as on 31.03.2022                                                                                                                                |                      | 87.06                    |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                            |                      | 1,559                    |
| <p>This certificate is being issued on specific request of <b>M/s Devsai Construction Pvt. Ltd.</b> for UP 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 <b>Annexure - 1 for Notes to CA. Certificate</b></p>                                                                                                                                                                                                                                 |                                                                                                                                                                                     |                      |                          |
| <p>For Gaurav Jai Agrawal &amp; Associates<br/>Chartered Accountants<br/>Firm Regn. No. 024547C</p> <p>CA. Gaurav Agrawal<br/>(Proprietor)<br/>Membership No. - 409153<br/>Date: 20.04.2022<br/>Place: Greater Noida</p>                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                     |                      |                          |



**Notes to CA. Certificate (Sports Home Phase II Project -UPRERAPRJ743918)**

**Annexure – 1**

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Lease Deeds Dated – 06.02.2014 of the Project Land & Agreed payment, terms & conditions between Devsai Construction Pvt. Ltd. & Greater NOIDA Industrial Development Authority (GNIDA).
- (b) Total Estimated Construction and Development Cost for sum of Rs. 6,000 Lakhs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c) Total Incurred Construction and Development Cost have been considered on the basis of, Advance payments made by the Promoter Company to its Vendors, Suppliers, Contractors and Accrued expenses booked in the books of Accounts.
- (d) The amount of Trade Payables is Rs. 49.95 Lakhs as per Books of Accounts and Management Representation Letter (MRL) Dated 19.04.2022 provided by the Promoter Company.
- (e) Estimated Finance Cost / Interest Cost for sum of Rs. 600 Lakhs have been considered on the basis of Term Loan / Credit facility(ies) which have been already taken and utilised and yet to be taken and utilised for project.
- (f) The data for the period from 01.04.2021 to 31.03.2022 is unaudited further the same is based on as per the books of accounts maintained & produced before me by the Devsai Construction Pvt. Ltd. - Promoter Company.
- (g) As stated by the Promoter Company, for the convenience of the payments to the vendors, the amount is being transferred from the Designated Escrow Account, Devsai Construction Pvt. Ltd. – RERA Account, Bank A/c No. – 18523900000028 in DCB Bank to Devsai Construction Pvt. Ltd. Account, Bank A/c No. – 185227000000170 in DCB Bank from where the payment is being released, however the expenditures made by the Promoter from the above said Devsai Construction Pvt. Ltd.'s Bank Account is under the 70% capex.