

# RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN : 24412427BJZZDJ1815

FORM- REG-03

## CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on : 16.03.2024

Certificate No. - RNGC/RERA/UP/TY/1327

Date : 26.03.2024

Subject: Certificate of amount incurred on project "Eiffel Vivassa Estate Phase-1" for Construction of 4 Buildings situated on Khasra No/ Plot no 481, 480KA, 479KA, 477, 615, 614(part) 616(part), 617(part) Demarcated by its boundaries (latitude and longitude of the end points) 26°47'55.95"N; 81°1'39.17"E; 26°48'5.73"N; 81°1'34.98"N to the North to the South to the East to the West of village- Mastemau; Tehsil- Mohanlalgarh; Competent/Development authority- Lucknow Development authority; District - Lucknow; PIN 226002 admeasuring 11890.80 sq.mts. area being developed by Eiffel Infradevelopers Private Limited, Designated A/C No. - 059105002747; IFSC - ICIC0000591; ICICI Bank 19/753, Ring Road, Indira Nagar, Lucknow 226016.

| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rs. in Lakhs         |                 |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Total Cost Estimated | Amount incurred |
| 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. | 638.00               | 663.76          |
|       | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>638.00</b>        | <b>663.76</b>   |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 620.00               | 598.12          |
|       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>620.00</b>        | <b>598.12</b>   |
| 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);                                                                                                                                                                                                                                                                                                                                                                              | 6546.00              | 6341.55         |
|       | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>6546.00</b>       | <b>6341.55</b>  |
| 3B    | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 6546.00              | 6342.00         |
| 3C    | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>6546.00</b>       | <b>6341.55</b>  |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.00                 | 0.00            |
| 3     | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>6546.00</b>       | <b>6341.55</b>  |
| 4     | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>7804.00</b>       | <b>7603.42</b>  |

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|    |                                                                                                                                                                                    |                |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                            | 96.88%         |
| 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 )%                               | 97.43%         |
| 7  | Total amount received from allottees till date since Inception of the Project                                                                                                      | 9080.36        |
| 8  | 70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>                                                                                                                | 6356.25        |
| 9  | Cummulative 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>          | 7603.42        |
| 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 ) | 6282.25        |
| 11 | Balance available in Designated A/c.                                                                                                                                               | 74.00          |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 - Row 10)</b>                                                                           | <b>1321.17</b> |

This certificate is being issued on specific request of M/s "Eiffel Infradevelopers Private Limited" 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.

Note: -

1. In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
2. We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
3. Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.
4. Amount received from customers as shown above in Point 7 is exclusive of GST amount but includes other charges like transfer charges, revival charges, advance maintenance charges, etc
5. Amount actually withdrawn till date as shown in Point 10 above is calculated as 70% of total collection from customers (Point 8) Less Balance available in Designated Account (Point 11)
6. For the purpose of this certificate, the project expenses have been regrouped and rearranged as to match with the cost estimations of the project. There has been no change in the total cost of the project.
7. It is to note that total amount received from allottees as mentioned in point 7 above is net of cancellation and excludes GST. Hence, the 70% amount to be deposited Designated Account in point 8 is calculated as 70% of the above collection. Therefore, the amount actually withdrawn till date as mentioned in point 10 is also excluding the GST.
8. As per verification of books of accounts of the promoter, total project cost incurred of Rs. 7603.42 lakhs as mentioned in Point 4 above has been divided into following two parts:
  - a) That Rs 7454.38 Lacs (Total project cost incurred Rs. 7603.42 lakhs - Amount due to billers/vendors/contractors Rs. 149.04 lakhs) has been actually spent on the on land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(1)(d) and is, therefore, admissible for withdrawal from Separate Account
  - b) That Rs. 149.04 lakhs is the amount for which bills/invoices from the billers/vendors/contractors have been received for the work already rendered by them for the land, construction and development of the project being due for payment, are therefore, admissible for payment from Separate Account directly to the billers/vendors/contractors in their bank account as per attached list

Date: 26.03.2024

Place: Jaipur

For Ramanand Goyal & Company

FRN: 002384C

CA Punit Gupta

(Partner)

Membership No: 412427



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List of billers/vendors/contractors due for payment as on 16.03.2024 for the project "Eiffel Vivassa

| S. No. | Particulars                      | Amount due in Rs.    | Bank name            | Account Number   | ISFC        |
|--------|----------------------------------|----------------------|----------------------|------------------|-------------|
| 1      | Pem Raj Khonimal                 | 1,795,388.00         | PUNJAB NATIONAL BANK | 19845015001852   | PUNB0198410 |
| 2      | S A Constructions                | 2,872,485.00         | KARNATAKA BANK       | 4532000100035401 | KARB0000453 |
| 3      | S.S. Constructions               | 4,003,574.00         | STATE BANK OF INDIA  | 42138372914      | SBIN001627  |
| 4      | S.S. Interiors                   | 275,508.00           | YES BANK LIMITED     | 061163300001412  | YESB0000611 |
| 5      | Shri Kishan And Co               | 4,172,274.00         | HDFC BANK LIMITED    | 50200070596206   | HDFC0003679 |
| 6      | Srvp Fabrica                     | 1,361,402.00         | PUNJAB NATIONAL BANK | 0293002100066797 | PUNB0029300 |
| 7      | Uttam                            | 24,237.00            | AXIS BANK            | 921020033807861  | UTIB0002526 |
| 8      | Kpj Distributors                 | 3,790.00             | INDIAN BANK          | 20225260487      | IDIB000K586 |
| 9      | Naresh Traders                   | 89,600.00            | UNION BANK OF INDIA  | 644505040000101  | UBIN0564451 |
| 10     | Shree Swastik Granites & Plywood | 258,997.00           | STATE BANK OF INDIA  | 36527855929      | SBIN0006056 |
| 11     | Urban Infra Developers           | 46,952.00            | ICICI BANK           | 628105501465     | ICIC0006281 |
|        | <b>Total</b>                     | <b>14,904,207.00</b> |                      |                  |             |

Eiffel Infradevelopers Pvt. Ltd.

  
Director