

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN : 19432257AAAAAM4807

FORM-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on : 15.04.2019

Certificate No. - RNGC/RERA/UP/DPK/116

Dated :- 20.05.2019

Subject: Certificate of amount incurred on project : "Eiffel Vivassa Estate Phase-I" 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- Mastemaui, Tehsil- Mohanlalgunj; 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 lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred
1	Land Cost	3	4
	(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);	638.00	529.93
	(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.)	638.00	529.93
S.No.	Particulars	Total Cost Estimated	Amount incurred
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	597.00	140.00
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	597.00	140.00
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);	6569.00	133.43
	(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)	6569.00	133.43
3B	Cost of construction incurred (As Certified by Project Engineer)	6569.00	135.00
3C	Total Construction Cost (Lower of 3A and 3B.)	6569.00	133.43
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	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	6569.00	133.43
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	7804.00	803.36

C-94, LALKOTHI, SCHEME
JAIPUR-15, RAJASTHAN
MOBILE: +919829555874

31-32, FIRST FLOOR, C.S.C. RAJDHANI
ENCLAVE, PITAMPURA, NEW DELHI-34
MOBILE: +91 9811547277

E-MAIL: MAIL@RNGCA.COM
WEB: WWW.RNGCA.COM
TELEFAX +91 1412742995

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	2.06%
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)%	10.29%
7	Total amount received from allottees till date since inception of the Project	0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0.00
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)	803.36
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]	0.00
11	Balance available in Designated A/c.	0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	803.36

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.

Date: 20.05.2019

Place: Jaipur

For Ramanand Goyal & Company

FRN: 002384C

CA Praneti Agarwal

(Partner)

Membership No: 432257



espaces

ARCHITECTS, ENGINEERS, PLANNER
VALUER, INTERIOR DESIGNERS

Ar. Sanjay Kumar Gupta

108, FIRST FLOOR
CORPORATE CHAMBER-1
VIBHUTI KHAND, GOMTI NAGAR
LUCKNOW-226 010, PHONE : 0522-4065958
e-mail : espaces_arch@rediffmail.com

ARCHITECT'S CERTIFICATE

Form-REG-1

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No. 01

Date: 15-May-19

Subject:

Certificate of Percentage of Completion of Construction/Development Work of 4 (four) Buildings of the Project Eiffel Vivassa Estate Phase-1 - situated on 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- Mohanlalganj; Competent/Development authority- Lucknow Development authority; District - Lucknow; PIN 226002 admeasuring 11890.80 sq.mts. area being developed by Eiffel Infradevelopers Private Limited.

I/We Sanjay Kumar Gupta have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction/Development Work of 4 (four) Buildings of the Project Eiffel Vivassa Estate Phase-1 - situated on 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- Mohanlalganj; Competent/Development authority- Lucknow Development authority; District - Lucknow; PIN 226002 admeasuring 11890.80 sq.mts. area being developed by Eiffel Infradevelopers Private Limited.

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt Sanjay Kumar Gupta as Architect
- (ii) M/s/Shri/Smt Akhilesh Kr. Singh as Structural Consultant
- (iii) M/s/Shri/Smt Paradise Consultant as MEP Consultant
- (iv) M/s/Shri/Smt Vivek Srivastava as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number-under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.



Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	0%
2	number of Basement(s) and Plinth	0%
3	number of Podiums	0%
4	Stilt Floor	0%
5	number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	0%



Table B
Internal & External Development Works in Respect of the Entire Registered Phase

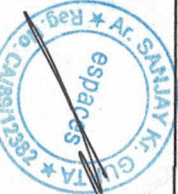
S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes	Complete CC internal road along with paver pathways is proposed to be constructed as per CPWD specifications for required load and width. Roads shall have some patterns using granite pavers at junctions and BLOCK entry points.	
2	Water Supply	Yes	underground water to be supplied through terrace tank.	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Centralized Sewerage system shall be Provided. All Sewerage disposal shall be go to the STP for treatment and after treatment, water shall be recycled and will used in gardening, washing and flushing system. Overflow from the STP shall be connected with the Municipal sewerage system.	0%
4	Storm Water Drains	Yes	A well designed rain water harvesting system has been planned along with 6 no. recharge pits for the whole building complex to conserve water. Rain water from internal roads, roof tops and gardens shall be directed towards recharge pits through drain channels and pipes.	0%
5	Landscaping & Tree Planting	Yes	There are 5 type of trees proposed at site: which are kachnar, gulmauhar, amaltas, kusum and neem.	0%
6	Street Lighting	Yes	A well designed electricity distribution system, as per norms of electricity Board, will be in place along with centralized Transformer, HT panel, LT Panel, Feeder Pillar and DG back for common service like External lighting, STP, Pump room etc. 20% street lighting shall have solar panel.	0%



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7	Community Buildings	Yes	Club Building With Basic Recreational Facilities Like Gym, Library And Common Room And Pool Facility. The Said Facility Will Be Shared By The	0%
8	Treatment and disposal of sewage and sullage water	Yes	Centralized Sewerage system shall be Provided. All Sewerage disposal shall be go to the STP for treatment and after treatment, water shall be recycled and will used in gardening, washing and flushing system. Overflow from the STP shall be connected with the Municipal sewerage system.	0%
9	Solid Waste management & Disposal	Yes	Proper garbage disposal/collection point has been proposed. Nagar Nigam to collect garbage from this point. for the solid waste management.	0%
10	Water conservation, Rain water harvesting	Yes	A well designed rain water harvesting system has been planned along with 6 no. recharge pits for the whole building complex to conserve water. Rain water from internal roads, roof tops and gardens shall be directed towards recharge pits through drain channels and pipes.	0%
11	Energy management	Yes	We will use LED light fittings in external and common areas as well as 20% solar street lights. In STP and Pump room all the equipment shall have energy efficient motors/pumps.	0%
12	Fire protection and fire safety requirements	Yes	Since the building is less than 45m in height all the fire norms shall be followed as NBC with the approval of fire department. A dedicated pipe line along with hydrants will be connected to wet risers. Terrace tanks shall have separate storage facility to store water for fire fighting.	0%
13	Electrical meter room, sub-station, receiving station	Yes	Electrical meter room has been proposed at project site	0%
14	Other (Option to Add more)	No	-	NA

Yours Faithfully



15/5/2019

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO)