

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN :25412427BMISJZ5408		FORM REG-03	
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on : 28.02.2025			
Certificate No. - RNGC/RERA/UP/TY/1759		Date : 28.03.2025	
Subject: Certificate of amount incurred on project : "Eiffel Vivassa Estate Phase-2" for Construction of 3 (three) 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- Mohanlalganj; Competent/Development authority- Lucknow Development authority; District - Lucknow; PIN 226002 admeasuring 9623.54 sq.mts. area being developed by Eiffel Infradevelopers Private Limited, Designated A/C No. - 059105002847; IFSC - ICIC0000591; ICICI Bank 19/753, Ring Road, Indira Nagar, Lucknow 226016.			
		Rs. in Lakhs	
S.No.	Particulars	Total Cost Estimated	Amount incurred
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.	497.16	497.16
	SUB TOTAL LAND COST (in Rs.)	497.16	497.16
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)	536.44	451.80
	SUB TOTAL FEES PAID (in Rs.)	536.44	451.80
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);	7700.00	7616.55
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	7700.00	7616.55
3B	Cost of construction incurred (As Certified by Project Engineer)	7700.00	7617.00
3C	Total Construction Cost (Lower of 3A and 3B.)	7700.00	7616.55
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)	120.73	36.59
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	7820.73	7653.14
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	8854.33	8602.10

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	98.92%
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)%	97.15%
7	Total amount received from allottees till date since Inception of the Project	10202.65
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	7141.86
9	Cummulative 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)	8602.10
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)	7127.15
11	Balance available in Designated A/c.	14.71
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1474.95

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. 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.
6. 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.
7. As per verification of books of accounts of the promoter, total project cost incurred of Rs. 8602.1 lakhs as mentioned in Point 4 above has been divided into following two parts:
 - a) That Rs 8404.5 Lacs (Total project cost incurred Rs. 8602.1 lakhs - Amount due to billers/vendors/contractors Rs. 197.6 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. 197.6 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.
8. As stated by the promoter due to changing market conditions, inflation and fluctuations in material prices, the total estimated project cost got increased significantly. As such, it is now changed from Rs.7072 Lakhs to 8854 Lakhs. The promoter is in process to submit an application before Authority. Promoter takes full responsibility in this regard.

Date: 28.03.2025

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 28.02.2025 for the project "Eiffel Vivassa Estate Phase-2"

S. No.	Particulars	Amount due in Rs.	Bank Name	Account Number	IFSC
1	Aakriti Developers	11,865.00	ICICI Bank	126105000655	ICIC0001261
2	Akhtar Construction	38,454.00	ICICI Bank	021405500242	ICIC000011
3	Ans Group Grc Design	13,203.00	Bank of India	755720110000283	BKID0007557
4	B.S. Engineers	801,087.00	Bank of Baroda	29690200015570	BARB0INDIRA
5	Bhabha Corporation	4,010,137.00	Kotak Mahindra Bank	5246263936	KKBK0005206
6	Creation Wood Kraft	3,372,718.00	Punjab National Bank	03834011000349	PUNB0198410
7	Design And Create Interio	282,684.00	Union Bank of India	381505140000013	UBIN0538159
8	Elegance Facade System	117,598.00	ICICI Bank	183805503346	ICIC0001838
9	Nafees Nazz Construction	62,925.00	ICICI Bank	695905601452	ICIC000011
10	Prabha Enterprises	4,282,852.60	State Bank of India	34635085288	SBIN0009021
11	Prabharam Engineering	39,386.00	Punjab National Bank	21004011000144	PUNB0099720
12	Raj Enterprises	13,241.00	Union Bank of India	560371000735548	UBIN0905674
13	Rammohan Poly Pack Pvt Ltd	450,856.00	STATE BANK OF INDIA	40271439879	SBIN0001089
14	Riddhi Safety Security And Engineers	453,970.00	Axis Bank	918020005028070	UTIB0002918
15	Raj Enviro Solutions	711,476.00	Union Bank of India	56721010000039	UBIN0905674
16	Rajendra Prasad	142,840.00	ICICI Bank	566001562636	ICIC0006960
17	S H Enterprises	47,012.00			
18	S S Group Design Solution	4,942.00	Bank of India	755720110000271	BKID0007557
19	S.S. Constructions	310,745.00	KARNATAKA BANK	4532000100035401	KARB0000453
20	Srvp Fabrica	1,012,140.00	Punjab National Bank	0293002100066797	PUNB0029300
21	Starke Living Llp	463,500.00	Axis Bank	923020031358008	UTIB0001262
22	Swastika Engineers	229,106.00	HDFC Bank Limited	00782560006555	HDFC0000078
23	Uttam	147,849.00	Axis Bank	921020033807861	UTIB0002526
24	Vimlangi Projects Pvt Ltd	254,697.00	ICICI Bank	158005003641	ICIC000011
25	Durva Marketing Trends	2,000.00	HDFC Bank Limited	50200040471902	HDFC0009510
26	Kpj Distributors	3,498.00	INDIAN BANK	20225260487	IDIB000K586
27	Marble House	1,447.00	HDFC BANK LIMITED	50200065580933	HDFC0003802
28	Misti Enterprises	1,700.00	INDIAN BANK	50462770936	IDIB000B563
29	Shree Swastik Granites & Plywood	331,850.00	STATE BANK OF INDIA	36527855929	SBIN0006056
30	Tank-Up Petro Ventures Llp	45,945.00	CENTRAL BANK OF INDIA	5186347422	CBIN0282768
31	Urban Infra Developers	2,098,554.00	ICICI BANK	628105501465	ICIC0006281
	Total	19,760,277.60			

