

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN : 24412427BJZZDK2725		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/1328		Date : 26.03.2024	
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.			
S.No.	Particulars	Rs. in Lakhs	
		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.	552.24	497.16
	SUB TOTAL LAND COST (in Rs.)	552.24	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)	533.28	448.24
	SUB TOTAL FEES PAID (in Rs.)	533.28	448.24
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);	5986.48	5905.93
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5986.48	5905.93
3B	Cost of construction incurred (As Certified by Project Engineer)	5986.48	5906.00
3C	Total Construction Cost (Lower of 3A and 3B.)	5986.48	5905.93
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)	5986.48	5905.93
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	7072.00	6851.33

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	98.66%
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)%	96.88%
7	Total amount received from allottees till date since Inception of the Project	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	8891.34
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)	6223.94 6851.33
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)	6165.19
11	Balance available in Designated A/c.	58.75
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	686.14

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: -

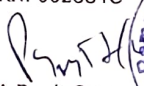
1. In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
2. We undertake no responsibility 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. 6851.33 lakhs as mentioned in Point 4 above has been divided into following two parts:
a) That Rs 6664.48 Lacs (Total project cost incurred Rs. 6851.33 lakhs - Amount due to billers/vendors/contractors Rs. 186.84 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. 186.84 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 Account Details	Account Number	ISFC
1	Aakriti Developers	11,865.00			
2	Akhtar Construction	38,454.00	ICICI BANK	021405500242	ICIC0000011
3	Consilio Interiors Pvt Ltd	222,149.00	ICICI BANK	021405006784	ICIC0000214
4	Creation Wood Kraft	3,372,718.00	PUNJAB NATIONAL BANK	03834011000349	PUNB0198410
5	Design And Create Interio	30,000.00	UNION BANK OF INDIA	381505140000013	UBIN0538159
6	Mayur Enterprises	125,685.00	BANK OF BARODA	66090400000410	BARB0VJGOSA
7	Om Enterprises (Const.)	445,496.00	KARNATAKA BANK	5942000100007501	KARB0000594
8	Pem Raj Khonimal	3,204,612.00	PUNJAB NATIONAL BANK	19845015001852	PUNB0198410
9	Prabha Enterprises	3,744,045.00	STATE BANK OF INDIA	34635085288	SBIN0009021
10	Raj Enterprises	13,241.00	UNION BANK OF INDIA	560371000735548	UBIN0905674
11	Rajendra Prasad	268,993.00	ICICI BANK	566001562636	ICIC0006960
12	Shri Kishan And Co	827,726.00	HDFC BANK LIMITED	50200070596206	HDFC0003679
13	Srvp Fabrica	2,335,598.00	PUNJAB NATIONAL BANK	0293002100066797	PUNB0029300
14	Swastika Engineers	229,106.00	HDFC BANK LIMITED	00782560006555	HDFC0000078
15	Vimlangi Projects Pvt Ltd	254,697.00	ICICI BANK	158005003641	ICIC0000011
16	Durva Marketing Trends	2,000.00	HDFC BANK LIMITED	50200040471902	HDFC0009510
17	Husaini Traders	24,985.00	STATE BANK OF INDIA	30783728321	SBIN0001526
18	Kpj Distributors	3,498.00	INDIAN BANK	20225260487	IDIB000K586
19	Marble House	701,028.00	HDFC BANK LIMITED	50200065580933	HDFC0003802
20	Misti Enterprises	1,700.00	INDIAN BANK	50462770936	IDIB000B563
21	Shadi Ram Vishwa Prakash	459,527.00	PUNJAB NATIONAL BANK	293008700032468	PUNB0029300
22	Shree Swastik Granites & Plywood	116,400.00	STATE BANK OF INDIA	36527855929	SBIN0006056
23	Saubhagyam Enterprises	328,341.00	AXIS BANK	920030073064297	UTIB0000053
24	Tank-Up Petro Ventures Llp	87,609.00	CENTRAL BANK OF INDIA	5186347422	CBIN0282768
25	Urban Infra Developers	1,834,645.00	ICICI BANK	628105501465	ICIC0006281
	Total	18,684,118.00			

Eiffel Infradevelopers Pvt. Ltd.


Director