



Form - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 25.02.2021			
Certification work Assigned vide letter No.- NIL Dated -26.02.2021			
UDIN No. - 21409153AAAAV3308			
Subject: Certificate of amount incurred on Cleo County Phase - IInd for Construction of 15 Nos. Towers (A3 / A4 / A5 / A6 / B1 / B2 / B3 / B4 / B5 / B6 / C4 / C5 / C6 / L1 – 4A / L2 – 16A) & Commercial situated on Plot No. GH - 05, Sector - 121, NOIDA, Gautam Buddha Nagar, demarcated by its boundaries Latitude 28 36 10 & Longitude 77.23 30 Development Authority - New Okhla Industrial Development Authority (NOIDA), District Gautam Buddha Nagar, admeasuring 45,922 Sq. Mtr. area, being developed by IV County Pvt. Ltd. having RERA Registration No. - UPRERAPRJ2369, Bank A/C No - 2012184877 - IV County Pvt. Ltd. - RERA A/c, Bank Name - Kotak Mahindra Bank			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
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.	15,858	15,858
	SUB TOTAL LAND COST (in Rs.)	15,858	15,858
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
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)	-	-
	SUB TOTAL FEES PAID (in Rs.)	-	-
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);	71,500	75,208
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	71,500	75,208
3B	Cost of construction incurred (As Certified by Project Engineer)	71,500	71,184
3C	Total Construction Cost (Lower of 3A and 3B.)	71,500	71,184
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)	7,300	4,191
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	78,800	75,375
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	94,658	91,233



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		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. 15 Nos. Towers)	100%	
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%	
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)		1,20,335
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		84,235
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)		91,233
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)		83,732
11	Balance available in Designated A/c as on 25.02.2021		503
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		7,502
This certificate is being issued on specific request of M/s IV County Pvt. Ltd. for 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 Annexure - 1 for Notes to CA. Certificate			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 27.02.2021 Place: Greater NOIDA			



Notes to CA. Certificate (Cleo County Phase - IInd Project – UPRERAPRJ2369)

Annexure - 1

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Lease Deed Dated – 03.11.2015 of the Project Land & Agreed payment, terms & conditions between IV County Pvt. Ltd. & New Okhla Industrial Development Authority (NOIDA).
- (b) Amount regarding “Project Clearance Fees” has been considered / clubbed with amount under the head of “Cost of Construction and Development”.
- (c) Total Estimated Construction and Development Cost for sum of Rs. 71,500 Lacs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (d) Total Incurred Construction and Development Cost have been considered on the basis of Accrued expenses booked by the Promoter Company in its books of Accounts.
- (e) The amount of Trade Payables is Rs. 112 Lakhs as per Books of Accounts and Management Representation Letter (MRL) Dated - 26.02.2021 provided by the Promoter Company.
- (f) Estimated Finance Cost / Interest Cost for sum of Rs. 7,300 Lacs have been considered on the basis of Term Loan / Credit facility (ies) which already availed and utilised for project.
- (g) Cleo County Phase – IInd Project has been received Occupancy Certificate vide No. – NOIDA/MVN/2017/III-289/1028 Dated 20.04.2018 from New Okhla Industrial Development Authority (NOIDA) in respect of Tower Nos. - A3 / A4 / B1 / B2 / B3 / B4 / L1 – 4A.
- (h) Cleo County Phase – IInd Project has been received Occupancy Certificate vide No. – NOIDA/MVN/2018/III-289/1074 Dated 06.11.2018 from New Okhla Industrial Development Authority (NOIDA) in respect of Tower Nos. – A5 & A6.
- (i) Cleo County Phase – IInd Project has been received Occupancy Certificate vide No. – NOIDA/MVN/2019/III-289/1115 Dated 03.04.2019 from New Okhla Industrial Development Authority (NOIDA) in respect of Tower Nos. – B5 / B6 / C4 / C5 / C6 / L2 - 16A.
- (j) Cleo County Phase – IInd Project has been received Occupancy Certificate vide No. – NOIDA/MVN/2020/III-289/1180 Dated 01.01.2021 from New Okhla Industrial Development Authority (NOIDA) in respect of Commercial.
- (k) The data for the period from 01.04.2020 to 25.02.2021 is unaudited further the same is based on as per books of accounts maintained & produced before me by the IV County Pvt. Ltd.