

**TO WHOMSOEVER IT MAY CONCERN**

| Certificate No. 018/2018-19/Borar                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Dated :- 22nd August 2018   |                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------|
| Subject: Certificate of amount incurred on FESTIVAL CITY 1 No. of Building(s) Tower 5 and Retail Block(s) of the Phase 3 of the project [UPRERA Registration Number] UPRERAPRJ3088 situated on Plot No. 1, Sector 143 B Noida, U.P. demarcated by its boundaries (Latitude & Longitude of the end points) 28'29'47.8"N 77'25'38.7"E to the North, 28'29'30.5"N 77'25'32.9"E to the South, 28'29'44.2"N 77'25'44.6"E to the East, 28'29'34.7"N 77'25'28.0"E to the West of Village Sahedra Ghari Tehsil Gautam Buddha Nagar Competent Authority/Development Authority Noida district - Gautam Buddha Nagar, PIN 201306 , admeasuring 41,280 sq. meter area, being developed by Mist Direct Sales Private Limited [Promoter], Designated A/C No. 917020078349181 Axis Bank Limited. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |                                                          |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Rs.<br>Total Cost Estimated | Rs.<br>Amount incurred (actual out-flow) till 10-08-2018 |
| 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.<br>(as per Collaboration Agreement with Anand Infoedge P Ltd and as per rates certified by the Management) | 458,417,295                 | 0                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 458,417,295                 | 0                                                        |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 423,000                     | 423,000                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 423,000                     | 423,000                                                  |
| 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);                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4,056,080,792               | 12,027,821*                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | *The Estimated Actual Cost of Construction incurred for Phase 3 is INR 1,20,27,821 as certified by the Civil Engineer(AM1071974). The same is not reflected in the books of accounts as the actual bills for construction cost are not received till date as certified by the management. Accordingly, the estimated actual cost reflected above is based on the representation of the Registered Civil Engineer (AM1071974).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                             |                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4,056,080,792               | 12,027,821                                               |





|    |                                                                                                                                                                                     |               |            |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------|
| 3B | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                    | 4,056,080,792 | 12,027,821 |
| 3C | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                       | 4,056,080,792 | 12,027,821 |
| 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) | NIL           | NIL        |
| 3  | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)                                                                                                                                | 4,056,080,792 | 12,027,821 |
| 4  | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                         | 4,514,921,087 | 12,450,821 |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer based on construction cost)                                                                           |               | 0.38%      |
| 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 )%                                |               | 0.28%      |
| 7  | Total amount received from allottees till date since Inception of the Project (in Rs.) (as on 30-06-2018 as per books of accounts and as certified by the Management)               |               | NIL        |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                        |               | NIL        |
| 9  | Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project)<br>(Column 3 of Row 4 * row 6 )      |               | 12,450,821 |
| 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 ) |               | NIL        |
| 11 | Balance available in Designated A/c. as on 03-08-2018                                                                                                                               |               | 72,636     |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                   |               | 12,450,821 |

This certificate is being issued on specific request of M/s Mist Direct Sales Private Limited for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

Certificate No. 018/2018-19/Borar

For Borar & Company  
Chartered Accountants  
FRN 007858N



(Vivek Borar)  
Partner  
M.No:096661

Place : New Delhi  
Dated : 22/08/2018