



| Form - REG - 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|
| Chartered Accountants Certificate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                          |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                          |
| Information as on 31.12.2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                          |
| Certification work Assigned vide letter No.- NIL Dated - 17.01.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                          |
| UDIN No. -22409153AAAAAL9372                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                          |
| <b>Subject: Certificate of amount incurred on Cleo County Phase - IIIRD for Construction of 4 Nos. Towers (E3/ F1 / F2 / G) situated on Plot No. GH - 05, Sector - 121, NOIDA, Gautam Buddha Nagar, demarcated by its boundaries Latitude 28 36 10 &amp; Longitude 77.23 30 Development Authority - New Okhla Industrial Development Authority (NOIDA) District Gautam Buddha Nagar, admeasuring 26,396 Sq. Mtr. area, being developed by IV County Pvt. Ltd. having RERA Registration No. - UPRERAPRJ2437, Bank A/C No - 2012184884 - IV County Pvt. Ltd. - RERA A/c, Bank Name - Kotak Mahindra Bank</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Rs. in Lakhs         | Rs. in Lakhs             |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Total Cost Estimated | Amount incurred till now |
| 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. | 6,998                | 7,267                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 6,998                | 7,267                    |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Total Cost Estimated | Amount incurred till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3                    | 4                        |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | -                    | -                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | -                    | -                        |
| 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);                                                                                                                                                                                                                                                                                                                                                                                  | 35,000               | 31,943                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 35,000               | 31,943                   |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 35,000               | 29,786                   |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 35,000               | 29,786                   |
| 3D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>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)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3,400                | 2,409                    |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 38,400               | 32,195                   |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 45,398               | 39,462                   |



| Form - REG - 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                     |                      |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|
| Chartered Accountants Certificate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                     |                      |                          |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                     |                      |                          |
| Information as on 31.12.2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                     |                      |                          |
| Certification work Assigned vide letter No.- NIL Dated - 17.01.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                     |                      |                          |
| UDIN No. -22409153AAAAAL9372                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                     |                      |                          |
| <b>Subject: Certificate of amount incurred on Cleo County Phase - IIIRD for Construction of 4 Nos. Towers (E3/ F1 / F2 / G) situated on Plot No. GH - 05, Sector - 121, NOIDA, Gautam Buddha Nagar, demarcated by its boundaries Latitude 28 36 10 &amp; Longitude 77.23 30 Development Authority - New Okhla Industrial Development Authority (NOIDA) District Gautam Buddha Nagar, admeasuring 26,396 Sq. Mtr. area, being developed by IV County Pvt. Ltd. having RERA Registration No. - UPRERAPRJ2437, Bank A/C No - 2012184884 - IV County Pvt. Ltd. - RERA A/c, Bank Name - Kotak Mahindra Bank</b> |                                                                                                                                                                                     |                      |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                     | 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. 4 Nos. Towers)                                                                     | 85%                  |                          |
| 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)%                                 | 87%                  |                          |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Total amount received from Allottees till date since Inception of the Project (in Rs.)                                                                                              |                      | 34,696                   |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>                                                                                                                 |                      | 24,287                   |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Cumulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4*row 6 )</b>             |                      | 39,462                   |
| 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 ) |                      | 24,287                   |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Balance available in Designated A/c as on 31.12.2021                                                                                                                                |                      | -                        |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                            |                      | 15,175                   |
| This certificate is being issued on specific request of <b>M/s IV County Pvt. Ltd.</b> 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. <b>Kindly also refer Annexure - 1 for Notes to CA. Certificate</b>                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                     |                      |                          |
| For Gaurav Jai Agrawal & Associates<br>Chartered Accountants<br>Firm Regn. No. 024547C<br><br>CA. Gaurav Agrawal<br>(Proprietor)<br>Membership No. - 409153<br>Date: 19.01.2022<br>Place: Greater NOIDA                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                     |                      |                          |



**Notes to CA. Certificate (Cleo County Phase - IIIrd Project – UPRERAPRJ2437)**

**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. 35,000 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. 313.21 Lakhs as per Books of Accounts and Management Representation Letter (MRL) Dated - 17.01.2022 provided by the Promoter Company.
- (f) Estimated Finance Cost / Interest Cost for sum of Rs. 3,400 Lacs have been considered on the basis of Term Loan / Credit facility (ies) which already availed and utilised for project.
- (g) Cleo County Phase – IIIrd Project has been received Occupancy Certificate vide No. – NOIDA/MVN/2019/III-289/1167 Dated 18.06.2020 from New Okhla Industrial Development Authority (NOIDA) in respect of Tower No. – E3.
- (h) The data for the period from 01.04.2021 to 31.12.2021 is unaudited further the same is based on as per books of accounts maintained & produced before me by the IV County Pvt. Ltd.