



JASUJA KAPOOR & ASSOCIATES

CHARTERED ACCOUNTANTS

G-27, SECTOR – 3,
NOIDA – 201301, UP.
Phone: 0120-4157691

Form — REG 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30.03.2023			
Certification work Assigned vide letter No. N/A		Dated:- 11.04.2023	
Subject: Certificate of amount incurred on [Lasolara] for Construction of Phase-2 Tower/Block/Building(s) A & D situated on Khasra no./Plot No.4 B, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village/Sector-16 , Tehsil Gr. Noida West Competent Authority/Development Authority, District Gautam Budh Nagar , PIN 201305, admeasuring 15000 sq. meter area, being developed by Belgravia Projects Pvt. Ltd.[Promoter] having RERA Registration No. UPRERAPRJ4460, Designated A/C No.57500000128421, Bank Name : HDFC Bank Ltd.			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30.03.2023
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.	2,210.86	2,210.86
	SUB TOTAL LAND COST (in Rs.)	2,210.86	2,210.86



S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30.03.2023
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)	35.42	0.51
	SUB TOTAL FEES PAID (in Rs.)	35.42	0.51
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); Including Contractor Expenses / Excluding Marketing Exp.	9,375.00	8,830.51
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	9,375.00	8,830.51
3B	Cost of construction incurred (As Certified by Project Engineer)		8,830.51
3C	Total Construction Cost (Lower of 3A and 3B.)	9,375.00	8,830.51
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)	600.00	539.62
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	9,975.00	9,370.13
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	12,221.28	11,581.50
5	Percentage completion of Construction work completed (as per Project Engineer, Architect's Certificate) (Not included Land Cost)	94.4%	
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)%	94.8%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	7,342.92	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	5,140.04	



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)	11,581.50
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the designated Account)	7,275.72
11	Balance available in Designated A/c.	67.20
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	4,305.78

This certificate is being issued on specific request of M/s Belgravia Projects Pvt. Ltd. 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. We also verify that there is no lien/charge on the said Designated A/C No.57500000128421 as also confirmed by HDFC Bank Certificate.

For **Jasuja Kapoor & Associates**
Chartered Accountants




Ramandeep Singh
Partner
Membership No. 524079
UDIN: 23524079BGWGVG9570

57500000128421
BELGRAVIA PROJECTS PVT LTD
RERA PROJECTS
ADDRESS
B-48 SECTOR 67
NOIDA
NOIDA

BRANCH ADDRESS
B-1A, 26 AND 27, SECTOR 51, ,
GAUTAM BUDH NAGAR, NOIDA,
UTTAR PRADESH, 201301,

Statement of Account For Period: 01-Jan-2023 to 31-Jan-2023

Account Number: 57500000128421

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
02-Jan-2023 14:05:41	Escrow Trf To 57500000128750	51131	02-Jan-2023	2,987,091.10		0.00
04-Jan-2023 00:16:36	EOD SWEEP 57500000128763		03-Jan-2023		392,000.00	392,000.00
10-Jan-2023 00:19:24	EOD SWEEP 57500000128763		09-Jan-2023		1,970,275.30	2,362,275.30
10-Jan-2023 16:06:08	Escrow Trf to 57500000128750	51131	10-Jan-2023	2,362,275.30		0.00
13-Jan-2023 00:19:12	EOD SWEEP 57500000128763		12-Jan-2023		1,421,140.70	1,421,140.70
13-Jan-2023 19:14:19	Escrow Trf to 57500000128750	38030	13-Jan-2023	1,421,140.70		0.00
19-Jan-2023 00:11:05	EOD SWEEP 57500000128763		18-Jan-2023		0.70	0.70
20-Jan-2023 00:20:41	EOD SWEEP 57500000128763		19-Jan-2023		1,685,393.50	1,685,394.20
20-Jan-2023 17:44:51	Escrow Trf to 57500000128750	36323	20-Jan-2023	1,685,394.20		0.00
21-Jan-2023 00:12:53	EOD SWEEP 57500000128763		20-Jan-2023		3,859,856.70	3,859,856.70
22-Jan-2023 00:17:31	EOD SWEEP 57500000128763		21-Jan-2023		3,952,975.60	7,812,832.30
23-Jan-2023 13:52:24	Escrow Trf to 57500000128750	51131	23-Jan-2023	7,812,832.30		0.00
24-Jan-2023 00:12:27	EOD SWEEP 57500000128763		23-Jan-2023		8,667,995.70	8,667,995.70
24-Jan-2023 16:32:04	Escrow Trf To 57500000128750	38030	24-Jan-2023	8,667,995.70		0.00
25-Jan-2023 00:18:30	EOD SWEEP 57500000128763		24-Jan-2023		6,229,358.10	6,229,358.10
25-Jan-2023 16:29:35	Escrow Trf To 57500000128750	51131	25-Jan-2023	6,229,358.10		0.00
26-Jan-2023 00:15:42	EOD SWEEP 57500000128763		25-Jan-2023		15,673,853.30	15,673,853.30
27-Jan-2023 00:12:42	EOD SWEEP 57500000128763		26-Jan-2023		35,700.00	15,709,553.30
27-Jan-2023 12:37:22	Escrow Trf To 57500000128750	38030	27-Jan-2023	15,709,553.30		0.00
28-Jan-2023 00:12:24	EOD SWEEP 57500000128763		27-Jan-2023		7,811,693.40	7,811,693.40
31-Jan-2023 00:19:45	EOD SWEEP 57500000128763		30-Jan-2023		12,397,816.90	20,209,510.30
31-Jan-2023 16:18:35	Escrow Trf to 57500000128750	51131	31-Jan-2023	20,209,510.30		0.00

HDFC BANK LIMITED

*Closing Balance includes funds earmarked for hold and uncleared funds.

Contents of this statement will be considered correct if no error reported with in 30 days of receipt of Statement

HDFC service Tax Registration Number : M-IV/ST/BANK & Other Services/20/2001

Registered office Address:HDFC Bank House, Senapati Bapat Marg. Lower Parel, Mumbai-400013

01-Feb-2023 09:39:08

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Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
01-Feb-2023 00:36:11	EOD SWEEP 57500000128763		31-Jan-2023		18,051,215.70	18,051,215.70

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
2,987,091.10	9	14	67,085,151.00	82,149,275.60	18,051,215.70

End Of Statement



57500000128421
BELGRAVIA PROJECTS PVT LTD
RERA PROJECTS
ADDRESS
B-48 SECTOR 67, NOIDA, NOIDA,
201301, UTTAR PRADESH

BRANCH ADDRESS
B-1A, 26 AND 27, SECTOR 51, ,
GAUTAM BUDH NAGAR, NOIDA,
UTTAR PRADESH, 201301,

Statement of Account For Period: 01-Feb-2023 to 01-Mar-2023

Account Number: 57500000128421

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
01-Feb-2023 16:27:56	Escrow Trf to '57500000128750	51131	01-Feb-2023	18,051,215.70		0.00
02-Feb-2023 00:25:59	EOD SWEEP 57500000128763		01-Feb-2023		4,812,641.40	4,812,641.40
03-Feb-2023 00:20:20	EOD SWEEP 57500000128763		02-Feb-2023		7,532,121.10	12,344,762.50
03-Feb-2023 16:28:12	Escrow Trf to 57500000128750	51131	03-Feb-2023	12,344,762.50		0.00
04-Feb-2023 00:22:30	EOD SWEEP 57500000128763		03-Feb-2023		6,010,024.30	6,010,024.30
05-Feb-2023 00:22:36	EOD SWEEP 57500000128763		04-Feb-2023		8,117,007.50	14,127,031.80
06-Feb-2023 00:29:03	EOD SWEEP 57500000128763		05-Feb-2023		840,000.00	14,967,031.80
06-Feb-2023 11:48:41	Escrow Trf to 57500000128750	38030	06-Feb-2023	14,967,031.80		0.00
07-Feb-2023 00:18:20	EOD SWEEP 57500000128763		06-Feb-2023		8,557,757.88	8,557,757.88
08-Feb-2023 00:22:51	EOD SWEEP 57500000128763		07-Feb-2023		1,859,844.00	10,417,601.88
08-Feb-2023 18:37:33	Escrow Trf To 57500000128750	51131	08-Feb-2023	10,417,601.88		0.00
09-Feb-2023 00:31:50	EOD SWEEP 57500000128763		08-Feb-2023		6,275,955.70	6,275,955.70
10-Feb-2023 02:50:03	EOD SWEEP 57500000128763		09-Feb-2023		4,323,803.40	10,599,759.10
10-Feb-2023 16:32:03	Escrow Trf to 57500000128750	51131	10-Feb-2023	10,599,759.10		0.00
11-Feb-2023 00:17:11	EOD SWEEP 57500000128763		10-Feb-2023		2,883,359.50	2,883,359.50
11-Feb-2023 23:21:34	EOD SWEEP 57500000128763		11-Feb-2023		142,069.20	3,025,428.70
13-Feb-2023 00:30:32	EOD SWEEP 57500000128763		12-Feb-2023		518,263.90	3,543,692.60
14-Feb-2023 00:22:37	EOD SWEEP 57500000128763		13-Feb-2023		2,433,228.00	5,976,920.60
15-Feb-2023 00:17:12	EOD SWEEP 57500000128763		14-Feb-2023		9,130,076.20	15,106,996.80
15-Feb-2023 12:22:28	Escrow Trf to 57500000128750	38030	15-Feb-2023	15,106,996.80		0.00
16-Feb-2023 00:14:52	EOD SWEEP 57500000128763		15-Feb-2023		6,917,854.30	6,917,854.30
17-Feb-2023 00:17:06	EOD SWEEP 57500000128763		16-Feb-2023		2,054,500.00	8,972,354.30
17-Feb-2023 12:22:32	Escrow Trf to 57500000128750	38030	17-Feb-2023	8,972,354.30		0.00
18-Feb-2023 00:08:43	EOD SWEEP 57500000128763		17-Feb-2023		3,193,833.30	3,193,833.30
19-Feb-2023 00:14:17	EOD SWEEP 57500000128763		18-Feb-2023		490,000.00	3,683,833.30
20-Feb-2023 00:18:21	EOD SWEEP 57500000128763		19-Feb-2023		630,000.00	4,313,833.30

HDFC BANK LIMITED

*Closing Balance includes funds earmarked for hold and uncleared funds.

Contents of this statement will be considered correct if no error reported with in 30 days of Receipt of statement

HDFC service Tax Registration Number : M-IV/ST/BANK & Other Services/20/2001

Registered office Address:HDFC Bank House, Senapati Bapat Marg. Lower Parel, Mumbai-400013

01-Mar-2023 10:26:53

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Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
21-Feb-2023 00:13:47	EOD SWEEP 57500000128763		20-Feb-2023		4,211,950.40	8,525,783.70
21-Feb-2023 12:33:30	Escrow Trf To 57500000128750	51131	21-Feb-2023	8,525,783.70		0.00
22-Feb-2023 00:11:24	EOD SWEEP 57500000128763		21-Feb-2023		4,886,809.90	4,886,809.90
22-Feb-2023 17:27:39	Escrow Trf To 57500000128750	36323	22-Feb-2023	4,886,809.90		0.00
23-Feb-2023 00:16:12	EOD SWEEP 57500000128763		22-Feb-2023		3,929,261.00	3,929,261.00
24-Feb-2023 00:14:01	EOD SWEEP 57500000128763		23-Feb-2023		1,239,044.10	5,168,305.10
25-Feb-2023 01:10:11	EOD SWEEP 57500000128763		24-Feb-2023		2,781,419.90	7,949,725.00
26-Feb-2023 00:35:07	EOD SWEEP 57500000128763		25-Feb-2023		1,809,917.20	9,759,642.20
27-Feb-2023 00:45:57	EOD SWEEP 57500000128763		26-Feb-2023		350,070.00	10,109,712.20
27-Feb-2023 13:04:38	Escrow Trf To 57500000128750	38030	27-Feb-2023	10,109,712.20		0.00
28-Feb-2023 00:16:25	EOD SWEEP 57500000128763		27-Feb-2023		7,191,692.20	7,191,692.20
28-Feb-2023 13:55:23	Escrow Trf to 57500000128750	51131	28-Feb-2023	7,191,692.20		0.00
01-Mar-2023 01:06:56	EOD SWEEP 57500000128763		28-Feb-2023		3,987,057.20	3,987,057.20

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
18,051,215.70	11	28	121,173,720.08	107,109,561.58	3,987,057.20

End Of Statement



57500000128421
BELGRAVIA PROJECTS PVT LTD
RERA PROJECTS
ADDRESS
B-48 SECTOR 67, NOIDA, NOIDA,
201301, UTTAR PRADESH

BRANCH ADDRESS
B-1A,26 AND 27,SECTOR 51, ,
GAUTAM BUDH NAGAR,NOIDA,
UTTAR PRADESH,201301,

Statement of Account For Period: 01-Mar-2023 to 31-Mar-2023

Account Number: 57500000128421

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
02-Mar-2023 00:25:56	EOD SWEEP 57500000128763		01-Mar-2023		2,016,854.00	6,003,911.20
02-Mar-2023 15:55:15	Escrow Trf to 57500000128750	38030	02-Mar-2023	6,003,911.20		0.00
03-Mar-2023 00:20:35	EOD SWEEP 57500000128763		02-Mar-2023		1,890,000.00	1,890,000.00
04-Mar-2023 00:38:20	EOD SWEEP 57500000128763		03-Mar-2023		1,367,366.00	3,257,366.00
05-Mar-2023 00:18:22	EOD SWEEP 57500000128763		04-Mar-2023		8,246.70	3,265,612.70
06-Mar-2023 13:06:39	Escrow Trf To 57500000128750	51131	06-Mar-2023	3,265,612.70		0.00
07-Mar-2023 00:25:30	EOD SWEEP 57500000128763		06-Mar-2023		370,294.40	370,294.40
10-Mar-2023 00:35:59	EOD SWEEP 57500000128763		09-Mar-2023		1,387,963.50	1,758,257.90
10-Mar-2023 16:33:55	Escrow Trf to 57500000128750	38030	10-Mar-2023	1,758,257.90		0.00
14-Mar-2023 00:47:06	EOD SWEEP 57500000128763		13-Mar-2023		691,231.80	691,231.80
15-Mar-2023 00:13:36	EOD SWEEP 57500000128763		14-Mar-2023		2,950,208.80	3,641,440.60
15-Mar-2023 14:57:45	Escrow Trf to 57500000128750	51131	15-Mar-2023	3,641,440.60		0.00
16-Mar-2023 00:12:06	EOD SWEEP 57500000128763		15-Mar-2023		72,763.60	72,763.60
17-Mar-2023 00:13:36	EOD SWEEP 57500000128763		16-Mar-2023		1,656,946.76	1,729,710.36
17-Mar-2023 16:59:58	Escrow Trf To 57500000128750	51131	17-Mar-2023	1,729,710.36		0.00
18-Mar-2023 00:09:26	EOD SWEEP 57500000128763		17-Mar-2023		630,580.30	630,580.30
19-Mar-2023 00:04:33	EOD SWEEP 57500000128763		18-Mar-2023		66,885.00	697,465.30
21-Mar-2023 00:07:35	EOD SWEEP 57500000128763		20-Mar-2023		1,575.00	699,040.30
22-Mar-2023 00:06:55	EOD SWEEP 57500000128763		21-Mar-2023		1,260,000.00	1,959,040.30
22-Mar-2023 23:59:54	EOD SWEEP 57500000128763		22-Mar-2023		3,715,520.20	5,674,560.50
23-Mar-2023 11:37:01	Escrow Trf to 57500000128750	51131	23-Mar-2023	1,959,040.30		3,715,520.20
24-Mar-2023 17:28:49	Escrow Trf To 57500000128750	409313	24-Mar-2023	3,715,520.20		0.00
25-Mar-2023 00:03:30	EOD SWEEP 57500000128763		24-Mar-2023		3,483,788.00	3,483,788.00
27-Mar-2023 18:41:57	Escrow Trf to 57500000128750	38030	27-Mar-2023	3,483,788.00		0.00
29-Mar-2023 00:06:37	EOD SWEEP 57500000128763		28-Mar-2023		148,064.00	148,064.00
30-Mar-2023 00:18:33	EOD SWEEP 57500000128763		29-Mar-2023		3,270,505.00	3,418,569.00

HDFC BANK LIMITED

*Closing Balance includes funds earmarked for hold and uncleared funds.

Contents of this statement will be considered correct if no error is reported with in 30 days of receipt of statement

HDFC service Tax Registration Number : M-IV/ST/BANK & Other Services/20/2881

Registered office Address:HDFC Bank House, Senapati Bapat Marg, Lower Ring Road, Colaba, Mumbai-400013

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
31-Mar-2023 00:04:25	EOD SWEEP 57500000128763		30-Mar-2023		3,301,510.10	6,720,079.10
31-Mar-2023 16:05:35	Escrow Trf to '57500000128750	38030	31-Mar-2023	6,720,079.10		0.00

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
3,987,057.20	9	19	32,277,360.36	28,290,303.16	0.00

End Of Statement



To whom so ever it may concern

Date: 10.04.2023

This is to certify that the Promoter Belgravia Projects Pvt. Ltd., maintaining Bank Account No. 57500000128421, namely "Belgravia Projects Private Limited RERA Project Escrow Account Phase-II", for its Project "La Solara, Phase-2 (Tower A & D)", RERA Registration No. UPRERAPRJ4460, in HDFC Bank, branch at B-1 A, 26 & 27, Sector-51, Gautam Budh Nagar, Noida-201301 of , having no any lien/charge on the said Account as on date.

The above certificate is issued at the specific request of M/s. Belgravia Projects Pvt. Ltd., without any risk or liability on the part the Bank or any of its officials and is not to be construed as any guarantee or commitment by the Bank or any of its signing officials either as guarantor or otherwise.


RAJEEV SINGH
Relationship Manager
Emp. Code: R15100

www.hdfcbank.com