



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 30.09.2020			
Certification work Assigned vide letter No. N/A		Dated :- 10.10.2020	
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 30.09.20
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.	2210.86	2052.65
	SUB TOTAL LAND COST (in Rs.)	2210.86	2052.65



S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30.09.20
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.	5643.00	3895.41
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5643.00	3895.41
3B	Cost of construction incurred (As Certified by Project Engineer)		3895.41
3C	Total Construction Cost (Lower of 3A and 3B.)	5643.00	3895.41
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	296.04
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	6243.00	4191.45
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	8489.28	6244.61
5	Percentage completion of Construction work completed (as per Project Engineer, Architect's Certificate) (Not included Land Cost)		68.0%
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)%		73.56%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1377.57
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		964.30



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)	6244.61
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)	1377.57
11	Balance available in Designated A/c.	0.0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	4867.04

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



Ramandeep Singh
Partner
Membership No. 524079
UDIN - 20524079AAAACI5996



Account Activity

Customer Name	BELGRAVIA PROJECTS PVT LTD RERA PROJECTS	Joint Holder	
Account Number	57500000128421	Branch	SECTOR 51 - NOIDA
Customer ID	112617946		
Transaction Date	01/07/2020 To 31/07/2020		
Account Currency	INR		
Sort Order	Ascending by Transaction Date	Debit / Credit	Both Debit and Credit
Opening Balance	1,836,417.10	Closing Balance	996,868.60
Total Payment Amount	7,390,559.40	Credit Amount	6,551,010.90

All amounts are in account currency.

Transaction Date	Value	Reference No.	Description	Debit Amount	Credit Amount	Running Balance
Date						
04/07/2020	03/07/2020		EOD SWEEP 575000001287 63	0.00	35,700.00	1,872,117.10
	00:27:39					
05/07/2020	04/07/2020		EOD SWEEP 575000001287 63	0.00	71,400.00	1,943,517.10
	00:10:19					
08/07/2020	07/07/2020		EOD SWEEP 575000001287 63	0.00	370,300.00	2,313,817.10
	00:12:28					
09/07/2020	08/07/2020		EOD SWEEP 575000001287 63	0.00	28,000.00	2,341,817.10
	00:11:36					
09/07/2020	09/07/2020	228960	Escrow Trf to 57500000 128750	2,341,817.10	0.00	0.00
	12:24:26					
10/07/2020	09/07/2020		EOD SWEEP 575000001287 63	0.00	314,300.00	314,300.00
	00:12:00					
12/07/2020	12/07/2020		EOD SWEEP 575000001287 63	0.00	700.00	315,000.00
	21:34:42					
13/07/2020	13/07/2020	083234	Escrow Trf to 57500000 128750	315,000.00	0.00	0.00
	13:23:41					
14/07/2020	13/07/2020		EOD SWEEP 575000001287 63	0.00	422,800.00	422,800.00
	00:06:06					
15/07/2020	14/07/2020		EOD SWEEP 575000001287 63	0.00	84,700.00	507,500.00
	00:07:08					
17/07/2020	16/07/2020		EOD SWEEP 575000001287 63	0.00	1,862,156.10	2,369,656.10
	00:03:38					
18/07/2020	17/07/2020		EOD SWEEP 575000001287 63	0.00	8,811.60	2,378,467.70
	00:03:14					
20/07/2020	20/07/2020	083234	Escrow Trf To 57500000 128750	2,378,467.70	0.00	0.00
	12:30:28					
21/07/2020	20/07/2020		EOD SWEEP 575000001287 63	0.00	1,134,473.90	1,134,473.90
	00:02:59					

Disclaimer: This is a computer generated statement and it does not require signature.

24/07/2020	24/07/202083234	Escrow Trf to 57500000 128750	1,134,473.90	0.00	0.00
11:26:19					
28/07/2020	27/07/2020	EOD SWEEP 575000001287 63	0.00	1,220,800.70	1,220,800.70
00:08:02					
29/07/2020	29/07/2020234580	Escrow Trf to '5750000 0128750	1,220,800.70	0.00	0.00
11:17:41					
31/07/2020	30/07/2020	EOD SWEEP 575000001287 63	0.00	996,868.60	996,868.60
01:20:16					



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Account Activity

Customer Name	BELGRAVIA PROJECTS PVT LTD RERA PROJECTS	Joint Holder	-
Account Number	57500000128421	Branch	SECTOR 51 - NOIDA
Customer ID	112617946		
Transaction Date	01/08/2020 To 01/09/2020		
Account Currency	INR		
Sort Order	Ascending by Transaction Date	Debit / Credit	Both Debit and Credit
Opening Balance	996,868.60	Closing Balance	70,000.00
Total Payment Amount	4,205,154.80	Credit Amount	3,278,286.20

All amounts are in account currency.

Transaction Date	Value	Reference No.	Description	Debit Amount	Credit Amount	Running Balance
04/08/2020 11:35:12	04/08/202083234		Escrow Trf to '575000 00128750	996,868.60	0.00	0.00
08/08/2020 00:31:13	07/08/2020		EOD SWEEP 575000001287 63	0.00	287,084.00	287,084.00
11/08/2020 00:22:32	10/08/2020		EOD SWEEP 575000001287 63	0.00	38,500.00	325,584.00
12/08/2020 00:07:07	11/08/2020		EOD SWEEP 575000001287 63	0.00	21,000.00	346,584.00
14/08/2020 00:05:34	13/08/2020		EOD SWEEP 575000001287 63	0.00	401,972.90	748,556.90
14/08/2020 14:48:28	14/08/202083234		Escrow Trf to 57500000 128750	748,556.90	0.00	0.00
15/08/2020 00:08:16	14/08/2020		EOD SWEEP 575000001287 63	0.00	567,701.40	567,701.40
18/08/2020 00:08:07	17/08/2020		EOD SWEEP 575000001287 63	0.00	1,260,003.50	1,827,704.90
19/08/2020 12:29:21	19/08/202038030		Escrow Trf to 57500000 128750	1,827,704.90	0.00	0.00
20/08/2020 00:05:34	19/08/2020		EOD SWEEP 575000001287 63	0.00	462,072.10	462,072.10
21/08/2020 00:09:03	20/08/2020		EOD SWEEP 575000001287 63	0.00	133,000.00	595,072.10
21/08/2020 12:33:39	21/08/202028960		Escrow Trf to 57500000 128750	595,072.10	0.00	0.00
23/08/2020 00:07:33	22/08/2020		EOD SWEEP 575000001287 63	0.00	36,952.30	36,952.30
26/08/2020 12:10:48	26/08/202083234		Escrow Trf to 57500000 128750	36,952.30	0.00	0.00

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57500000128421
BELGRAVIA PROJECTS PVT LTD
BELGRAVIA PROJECTS
ADDRESS
H-48 SECTOR 67
NOIDA
NOIDA

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

Statement of Account For Period: 01-Sep-2020 to 01-Oct-2020

Account Number: 57500000128421

Currency: INR

29-Sep-2020	Escrow Trf to 57500000128750	83234	29-Sep-2020	70,000.00	0.00
29-Sep-2020	ROD SWEEP 57500000128763		28-Sep-2020	52,500.00	70,000.00
27-Sep-2020	ROD SWEEP 57500000128763		27-Sep-2020	17,500.00	17,500.00
25-Sep-2020	Escrow Trf to 57500000128750	83234	25-Sep-2020	53,200.00	0.00
24-Sep-2020	ROD SWEEP 57500000128763		24-Sep-2020	18,200.00	53,200.00
23-Sep-2020	ROD SWEEP 57500000128763		23-Sep-2020	35,000.00	35,000.00
23-Sep-2020	Escrow Trf to 57500000128750	152252	23-Sep-2020	1,326,745.00	0.00
23-Sep-2020	ROD SWEEP 57500000128763		22-Sep-2020	1,326,745.00	1,326,745.00
22-Sep-2020	Escrow Trf To 57500000128750	234580	22-Sep-2020	1,378,476.40	0.00
21-Sep-2020	ROD SWEEP 57500000128763		19-Sep-2020	929,600.70	1,378,476.40
20-Sep-2020	ROD SWEEP 57500000128763		18-Sep-2020	98,875.70	448,875.70
17-Sep-2020	ROD SWEEP 57500000128763		16-Sep-2020	350,000.00	150,000.00
16-Sep-2020	Escrow Trf to 57500000128750	219643	16-Sep-2020	455,000.00	0.00
14-Sep-2020	ROD SWEEP 57500000128763		14-Sep-2020	455,000.00	455,000.00
08-Sep-2020	Escrow Trf to 57500000128750	83234	08-Sep-2020	619,500.00	0.00
09-Sep-2020	ROD SWEEP 57500000128763		07-Sep-2020	619,500.00	619,500.00
07-Sep-2020	Escrow Trf to 57500000128750	219643	07-Sep-2020	259,000.00	0.00
06-Sep-2020	ROD SWEEP 57500000128763		04-Sep-2020	259,000.00	259,000.00
02-Sep-2020	Escrow Trf to 57500000128750	83234	02-Sep-2020	515,528.30	0.00
02-Sep-2020	ROD SWEEP 57500000128763		01-Sep-2020	445,528.30	515,528.30

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
70,000.00	6	12	4,677,449.70	4,607,449.70	0.00



To whomsoever it may concern

Date: 07/10/2020

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-1A, 26 & 27, Sector-51, Gautam Budh Nagar, Noida-201301, 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.

For


HDFC Bank Ltd

