



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 30.06.2022			
Certification work Assigned vide letter No. N/A		Dated :- 11.07.2022	
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 30.06.22
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	2169.86
	SUB TOTAL LAND COST (in Rs.)	2210.86	2169.86



S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30.06.22
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.	8875.00	7774.12
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	8875.00	7774.12
3B	Cost of construction incurred (As Certified by Project Engineer)		7774.12
3C	Total Construction Cost (Lower of 3A and 3B.)	8875.00	7774.12
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)	9475.00	8313.74
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	11721.28	10484.11
5	Percentage completion of Construction work completed (as per Project Engineer, Architect's Certificate) (Not included Land Cost)		88.0%
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)%		89.4%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		3861.74
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		2703.22



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)	10484.11
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)	3838.31
11	Balance available in Designated A/c.	23.43
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	6645.80

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 - 22524079AMQQAN1313

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-Apr-2022 to 01-May-2022

Account Number: 57500000128421

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
04-Apr-2022	EOD SWEEP 57500000128763		03-Apr-2022		14,000.00	1,945,640.20
04-Apr-2022	Escrow Trf to 57500000128750	51131	04-Apr-2022	1,945,640.20		0.00
05-Apr-2022	EOD SWEEP 57500000128763		04-Apr-2022		175,000.00	175,000.00
06-Apr-2022	EOD SWEEP 57500000128763		05-Apr-2022		65,884.00	240,884.00
06-Apr-2022	Escrow Trf to 57500000128750	51131	06-Apr-2022	240,884.00		0.00
07-Apr-2022	EOD SWEEP 57500000128763		06-Apr-2022		827,735.30	827,735.30
08-Apr-2022	EOD SWEEP 57500000128763		07-Apr-2022		2,601,246.20	3,428,981.50
08-Apr-2022	Escrow Trf to 57500000128750	51131	08-Apr-2022	3,428,981.50		0.00
11-Apr-2022	EOD SWEEP 57500000128763		10-Apr-2022		7,700.00	7,700.00
12-Apr-2022	EOD SWEEP 57500000128763		11-Apr-2022		14,700.00	22,400.00
14-Apr-2022	EOD SWEEP 57500000128763		13-Apr-2022		1,876,170.80	1,898,570.80
16-Apr-2022	Escrow Trf To 57500000128750	51131	16-Apr-2022	1,898,570.80		0.00
18-Apr-2022	EOD SWEEP 57500000128763		17-Apr-2022		14,700.00	14,700.00
19-Apr-2022	EOD SWEEP 57500000128763		18-Apr-2022		451,850.00	466,550.00
20-Apr-2022	EOD SWEEP 57500000128763		19-Apr-2022		339,854.90	806,404.90
20-Apr-2022	Escrow Trf to 57500000128750	51131	20-Apr-2022	806,404.90		0.00
22-Apr-2022	EOD SWEEP 57500000128763		21-Apr-2022		381,500.00	381,500.00
23-Apr-2022	EOD SWEEP 57500000128763		22-Apr-2022		1,848,616.70	2,230,116.70
24-Apr-2022	EOD SWEEP 57500000128763		23-Apr-2022		2,884.00	2,233,000.70
25-Apr-2022	EOD SWEEP 57500000128763		24-Apr-2022		7,700.00	2,240,700.70
25-Apr-2022	Escrow Trf to 57500000128750	51131	25-Apr-2022	2,240,700.70		0.00
26-Apr-2022	EOD SWEEP 57500000128763		25-Apr-2022		56,000.00	56,000.00

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 Panel, Mumbai-400013

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Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
27-Apr-2022	EOD SWEEP 57500000128763		26-Apr-2022		482,300.00	538,300.00
28-Apr-2022	Escrow Trf to 57500000128750	51131	28-Apr-2022	538,300.00		0.00
29-Apr-2022	EOD SWEEP 57500000128763		28-Apr-2022		7,700.00	7,700.00
30-Apr-2022	EOD SWEEP 57500000128763		30-Apr-2022		79,100.00	86,800.00
02-May-2022	EOD SWEEP 57500000128763		01-May-2022		49,700.70	136,500.70

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
1,931,640.20	7	20	11,099,482.10	9,304,342.60	136,500.70

End Of Statement



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-May-2022 to 31-May-2022

Account Number: 57500000128421

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
02-May-2022	EOD SWEEP 57500000128763		01-May-2022		49,700.70	136,500.70
05-May-2022	EOD SWEEP 57500000128763		04-May-2022		17,500.00	154,000.70
05-May-2022	Escrow Trf to 57500000128750	394002	05-May-2022	154,000.70		0.00
07-May-2022	EOD SWEEP 57500000128763		06-May-2022		790,886.60	790,886.60
08-May-2022	EOD SWEEP 57500000128763		07-May-2022		22,698.20	813,584.80
09-May-2022	EOD SWEEP 57500000128763		08-May-2022		300,090.70	1,113,675.50
09-May-2022	Escrow Trf to 57500000128750	51131	09-May-2022	1,113,675.50		0.00
10-May-2022	EOD SWEEP 57500000128763		09-May-2022		420,000.00	420,000.00
11-May-2022	EOD SWEEP 57500000128763		10-May-2022		385,000.00	805,000.00
11-May-2022	Escrow Trf to 57500000128750	51131	11-May-2022	805,000.00		0.00
13-May-2022	EOD SWEEP 57500000128763		12-May-2022		7,560.00	7,560.00
14-May-2022	EOD SWEEP 57500000128763		13-May-2022		802,214.70	809,774.70
17-May-2022	Escrow Trf To 57500000128750	51131	17-May-2022	809,774.70		0.00
19-May-2022	EOD SWEEP 57500000128763		19-May-2022		427,717.50	427,717.50
21-May-2022	EOD SWEEP 57500000128763		21-May-2022		456,266.30	883,983.80
23-May-2022	Escrow Trf to 57500000128750	394002	23-May-2022	883,983.80		0.00
24-May-2022	EOD SWEEP 57500000128763		23-May-2022		14,700.00	14,700.00
25-May-2022	EOD SWEEP 57500000128763		25-May-2022		1,866,793.60	1,881,493.60
26-May-2022	Escrow Trf to 57500000128750	394002	26-May-2022	1,881,493.60		0.00
27-May-2022	EOD SWEEP 57500000128763		26-May-2022		432,600.70	432,600.70
30-May-2022	EOD SWEEP 57500000128763		30-May-2022		2,450,000.00	2,882,600.70
31-May-2022	Escrow Trf To 57500000128750	51131	31-May-2022	2,882,600.70		0.00

HDFC BANK LIMITED

*Closing Balance includes funds earmarked for hold and uncleared payments.
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/20/2001
Registered office Address:HDFC Bank House, Senapati Bapat Marg, Lower Phase, Mumbai-400013

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
31-May-2022	EOD SWEEP 575000000128763		31-May-2022		1,857,445.80	1,857,445.80

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
86,800.00	7	16	8,530,529.00	10,301,174.80	1,857,445.80

End Of Statement



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

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

Statement of Account For Period: 01-Jun-2022 to 01-Jul-2022

Account Number: 57500000128421

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
01-Jun-2022	Escrow Trf to 57500000128750	51131	01-Jun-2022	1,857,445.80		0.00
02-Jun-2022	EOD SWEEP 57500000128763		01-Jun-2022		1,808,146.90	1,808,146.90
03-Jun-2022	EOD SWEEP 57500000128763		02-Jun-2022		1,670,220.30	3,478,367.20
03-Jun-2022	Escrow Trf to 57500000128750	51131	03-Jun-2022	3,478,367.20		0.00
04-Jun-2022	EOD SWEEP 57500000128763		03-Jun-2022		355,920.60	355,920.60
07-Jun-2022	EOD SWEEP 57500000128763		06-Jun-2022		1,121,702.93	1,477,623.53
07-Jun-2022	Escrow Trf To 57500000128750	51131	07-Jun-2022	1,477,623.53		0.00
09-Jun-2022	EOD SWEEP 57500000128763		08-Jun-2022		2,035,922.70	2,035,922.70
10-Jun-2022	Escrow Trf to 57500000128750	51131	10-Jun-2022	2,035,922.70		0.00
10-Jun-2022	EOD SWEEP 57500000128763		10-Jun-2022		1,847,921.60	1,847,921.60
12-Jun-2022	EOD SWEEP 57500000128763		11-Jun-2022		1,838,001.20	3,685,922.80
13-Jun-2022	Escrow Trf to 57500000128750	394002	13-Jun-2022	3,685,922.80		0.00
14-Jun-2022	EOD SWEEP 57500000128763		13-Jun-2022		1,874,744.90	1,874,744.90
14-Jun-2022	Escrow Trf to 57500000128750	51131	14-Jun-2022	1,874,744.90		0.00
15-Jun-2022	EOD SWEEP 57500000128763		14-Jun-2022		1,201,243.40	1,201,243.40
16-Jun-2022	Escrow Trf to 57500000128750	394002	16-Jun-2022	1,201,243.40		0.00
17-Jun-2022	EOD SWEEP 57500000128763		16-Jun-2022		7,649.60	7,649.60
18-Jun-2022	EOD SWEEP 57500000128763		17-Jun-2022		1,740,539.50	1,748,189.10
19-Jun-2022	EOD SWEEP 57500000128763		19-Jun-2022		7,700.00	1,755,889.10
20-Jun-2022	Escrow Trf to 57500000128750	51131	20-Jun-2022	1,755,889.10		0.00
21-Jun-2022	EOD SWEEP 57500000128763		20-Jun-2022		598,574.20	598,574.20
21-Jun-2022	EOD SWEEP 57500000128763		21-Jun-2022		560,000.00	1,158,574.20

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 Panel, Mumbai-400013

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
23-Jun-2022	EOD SWEEP 57500000128763		22-Jun-2022		700,000.00	1,858,574.20
23-Jun-2022	Escrow Trf To 57500000128750	51131	23-Jun-2022	1,858,574.20		0.00
24-Jun-2022	EOD SWEEP 57500000128763		23-Jun-2022		1,047,593.40	1,047,593.40
28-Jun-2022	EOD SWEEP 57500000128763		27-Jun-2022		70,000.00	1,117,593.40
28-Jun-2022	Escrow Trf to 57500000128750	38030	28-Jun-2022	1,117,593.40		0.00
29-Jun-2022	EOD SWEEP 57500000128763		28-Jun-2022		1,351,246.40	1,351,246.40
30-Jun-2022	EOD SWEEP 57500000128763		29-Jun-2022		292,283.60	1,643,530.00
30-Jun-2022	EOD SWEEP 57500000128763		30-Jun-2022		700,000.00	2,343,530.00

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
1,857,445.80	10	20	20,343,327.03	20,829,411.23	2,343,530.00

End Of Statement



To whom so ever it may concern

Date: 06/07/2022

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 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