



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
31.12.2020

Certification work Assigned vide letter No. N/A

Dated :- 08.01.2021

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 31.12.20
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 31.12.20
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	4020.35
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5643.00	4020.35
3B	Cost of construction incurred (As Certified by Project Engineer)		4020.35
3C	Total Construction Cost (Lower of 3A and 3B.)	5643.00	4020.35
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	299.53
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	6243.00	4319.88
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	8489.28	6373.04
5	Percentage completion of Construction work completed (as per Project Engineer, Architect's Certificate) (Not included Land Cost)	72.5%	
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)%	75.07%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1795.19	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1256.63	



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)	6373.04
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)	1768.24
11	Balance available in Designated A/c.	26.95
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	4604.80

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 - 21524079AAAAAO4360



M/S. BELGRAVIA PROJECTS PVT LTD RERA PROJECTS
B-48 SECTOR 67
NOIDA
NOIDA
UTTAR PRADESH
INDIA
201301

JOINT HOLDERS:

Account Branch : SECTOR 51 - NOIDA
Address : HDFC BANK LTD
B-1A, 26 AND 27
SECTOR 51, GAUTAM BUDDH NAGAR
City : NOIDA 201301
State : UTTAR PRADESH
Phone No. : 011-61606161
RTGS/NEFT IFSC : HDFC0001603 MICR :110240196
Email : INFO@EMENOX.COM
OD Limit : 0.00 Currency : INR
Cust ID : 112617946 Pr.Code : 76 Br.Code:1603
Account number : 57500000128421 OTHER
A/C Open Date : 04/01/2018 Expected AMB : 0.00
Account Status : Account Open Regular

Nomination : Not Registered
Statement From : 01/10/20 TO : 31/10/20

Date	Narration	Chq. / Ref No.	Value Date	Withdrawal Amount	Deposit Amount	Closing Balance*
02/10/2020	EOD SWEEP 57500000128763		01/10/2020	0.00	2,90,500.00	2,90,500.00
03/10/2020	EOD SWEEP 57500000128763		02/10/2020	0.00	35,700.00	3,26,200.00
04/10/2020	EOD SWEEP 57500000128763		03/10/2020	0.00	1,75,700.00	5,01,900.00
04/10/2020	EOD SWEEP 57500000128763		04/10/2020	0.00	1,22,500.00	6,24,400.00
06/10/2020	EOD SWEEP 57500000128763		05/10/2020	0.00	91,000.00	7,15,400.00
07/10/2020	EOD SWEEP 57500000128763		06/10/2020	0.00	2,86,300.00	10,01,700.00
07/10/2020	ESCROW TRF TO 57500000128750	228960	07/10/2020	10,01,700.00	0.00	0.00
08/10/2020	EOD SWEEP 57500000128763		07/10/2020	0.00	5,00,850.00	5,00,850.00
09/10/2020	EOD SWEEP 57500000128763		08/10/2020	0.00	14,700.00	5,15,550.00
09/10/2020	ESCROW TRF TO 57500000128750	165665	09/10/2020	5,15,550.00	0.00	0.00
10/10/2020	EOD SWEEP 57500000128763		09/10/2020	0.00	4,90,000.00	4,90,000.00
13/10/2020	EOD SWEEP 57500000128763		12/10/2020	0.00	5,03,917.40	9,93,917.40
14/10/2020	EOD SWEEP 57500000128763		13/10/2020	0.00	42,350.00	10,36,267.40
15/10/2020	EOD SWEEP 57500000128763		14/10/2020	0.00	5,38,851.60	15,75,119.00
15/10/2020	ESCROW TRF TO 57500000128750	234580	15/10/2020	10,36,267.40	0.00	5,38,851.60
16/10/2020	EOD SWEEP 57500000128763		15/10/2020	0.00	5,58,250.00	10,97,101.60
18/10/2020	EOD SWEEP 57500000128763		17/10/2020	0.00	3,14,300.00	14,11,401.60
19/10/2020	ESCROW TRF TO 57500000128750	228960	19/10/2020	14,11,401.60	0.00	0.00
21/10/2020	EOD SWEEP 57500000128763		20/10/2020	0.00	53,200.00	53,200.00
23/10/2020	EOD SWEEP 57500000128763		22/10/2020	0.00	1,75,000.00	2,28,200.00
24/10/2020	EOD SWEEP 57500000128763		23/10/2020	0.00	14,700.70	2,42,900.70
27/10/2020	EOD SWEEP 57500000128763		26/10/2020	0.00	13,86,105.00	16,29,005.70
27/10/2020	ESCROW TRF TO 57500000128750	83234	27/10/2020	16,29,005.70	0.00	0.00
28/10/2020	EOD SWEEP 57500000128763		27/10/2020	0.00	38,83,513.20	38,83,513.20
29/10/2020	EOD SWEEP 57500000128763		28/10/2020	0.00	2,45,000.00	41,28,513.20
29/10/2020	ESCROW TRF TO 57500000128750	83234	29/10/2020	41,28,513.20	0.00	0.00
30/10/2020	EOD SWEEP 57500000128763		29/10/2020	0.00	1,40,000.00	1,40,000.00
31/10/2020	EOD SWEEP 57500000128763		31/10/2020	0.00	13,11,057.30	14,51,057.30

STATEMENT SUMMARY :-

Opening Balance	Dr Count	Cr Count	Debits	Credits	Closing Balance
0.00	6	22	9,722,437.90	11,173,495.20	1,451,057.30

END OF STATEMENT

Generation Date : 01-Nov-20 12:11

Generated by : SYSTEM

Requesting Branch code : SYSTEM

HDFC BANK LIMITED
*Closing Balance includes funds estimated by the bank. It is subject to audit and may be reported with a delay of receipt of statement.
Contents of this statement will be considered correct and valid only if it is countersigned by the account holder.
State account branch GSTIN : 09AAAAC127021127
HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/branch-locator> and <https://www.hdfcbank.com/branch-locator> for making payments/online-tax-payment/goods-and-service-tax.
Registered Office Address: HDFC Bank House, 5th Floor, B-2, Market, P. O. Box 12, Mumbai 400013



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

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

Statement of Account For Period: 01-Nov-2020 to 01-Dec-2020

Account Number: 57500000128421

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
30-Nov-2020	EOD SWEEP 57500000128763		30-Nov-2020		952,000.00	1,526,000.00
29-Nov-2020	EOD SWEEP 57500000128763		27-Nov-2020		574,000.00	574,000.00
27-Nov-2020	Escrow Trf to 57500000128750	83234	27-Nov-2020	1,714,300.70		0.00
28-Nov-2020	EOD SWEEP 57500000128763		26-Nov-2020		105,000.00	1,714,300.70
24-Nov-2020	EOD SWEEP 57500000128763		23-Nov-2020		1,609,300.70	1,609,300.70
23-Nov-2020	Escrow Trf to 57500000128750	83234	23-Nov-2020	2,652,763.40		0.00
22-Nov-2020	EOD SWEEP 57500000128763		21-Nov-2020		1,119,763.40	2,652,763.40
22-Nov-2020	EOD SWEEP 57500000128763		20-Nov-2020		1,533,000.00	1,533,000.00
19-Nov-2020	Escrow Trf to 57500000128750	228960	19-Nov-2020	2,614,850.70		0.00
20-Nov-2020	EOD SWEEP 57500000128763		18-Nov-2020		70,000.00	2,614,850.70
14-Nov-2020	EOD SWEEP 57500000128763		13-Nov-2020		2,331,000.70	2,544,850.70
14-Nov-2020	EOD SWEEP 57500000128763		12-Nov-2020		213,850.00	213,850.00
12-Nov-2020	Escrow Trf to 57500000128750	83234	12-Nov-2020	441,000.00		0.00
12-Nov-2020	EOD SWEEP 57500000128763		11-Nov-2020		441,000.00	441,000.00
10-Nov-2020	Escrow Trf to 57500000128750	219643	10-Nov-2020	2,058,701.40		0.00
11-Nov-2020	EOD SWEEP 57500000128763		09-Nov-2020		1,257,900.70	2,058,701.40
08-Nov-2020	EOD SWEEP 57500000128763		06-Nov-2020		107,451.40	800,800.70
07-Nov-2020	EOD SWEEP 57500000128763		05-Nov-2020		693,349.30	693,349.30
05-Nov-2020	Escrow Trf to 57500000128750	83234	05-Nov-2020	1,365,679.70		0.00
06-Nov-2020	EOD SWEEP 57500000128763		04-Nov-2020		158,200.00	1,365,679.70
05-Nov-2020	EOD SWEEP 57500000128763		03-Nov-2020		1,203,979.70	1,207,479.70
03-Nov-2020	EOD SWEEP 57500000128763		02-Nov-2020		3,500.00	3,500.00

HDFC BANK LIMITED

*Closing Balance includes funds earmarked for hold and unclaimed funds

Contents of this statement will be considered correct if no error reported

HDFC service Tax Registration Number : R-14/ST/BAH & Other Services/20/20

Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower East

01-Dec-2020 10:38:58



Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
02-Nov-2020	Escrow Trf to 57500000128750	83234	02-Nov-2020	1,451,057.30		0.00

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
1,451,057.30	7	16	12,298,353.20	12,373,295.90	1,526,000.00

End Of Statement



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 Bazar Marg, Lower Parel, Mumbai-400013

01-Dec-2020 10:30:59

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

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

Statement of Account For Period: 01-Dec-2020 to 31-Dec-2020

Account Number: 57500000128421

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
02-Dec-2020	EOD SWEEP 57500000128763		01-Dec-2020		1,711,499.30	3,237,499.30
02-Dec-2020	Escrow Trf to 57500000128750	219643	02-Dec-2020	3,237,499.30		0.00
03-Dec-2020	EOD SWEEP 57500000128763		02-Dec-2020		35,000.00	35,000.00
04-Dec-2020	EOD SWEEP 57500000128763		03-Dec-2020		455,000.00	490,000.00
04-Dec-2020	Escrow Trf to 57500000128750	83234	04-Dec-2020	490,000.00		0.00
05-Dec-2020	EOD SWEEP 57500000128763		04-Dec-2020		612,850.00	612,850.00
08-Dec-2020	Escrow Trf to 57500000128750	83234	08-Dec-2020	612,850.00		0.00
09-Dec-2020	EOD SWEEP 57500000128763		08-Dec-2020		850,215.10	850,215.10
10-Dec-2020	Escrow Trf To 57500000128750	83234	10-Dec-2020	850,215.10		0.00
12-Dec-2020	EOD SWEEP 57500000128763		11-Dec-2020		14,700.70	14,700.70
15-Dec-2020	EOD SWEEP 57500000128763		14-Dec-2020		1,690,689.00	1,705,389.70
15-Dec-2020	Escrow Trf to 57500000128750	234580	15-Dec-2020	1,705,389.70		0.00
16-Dec-2020	EOD SWEEP 57500000128763		15-Dec-2020		62,650.00	62,650.00
17-Dec-2020	EOD SWEEP 57500000128763		16-Dec-2020		1,564,129.70	1,626,779.70
19-Dec-2020	EOD SWEEP 57500000128763		18-Dec-2020		1,060,920.00	2,687,699.70
20-Dec-2020	EOD SWEEP 57500000128763		19-Dec-2020		241,920.70	2,929,620.40
22-Dec-2020	EOD SWEEP 57500000128763		21-Dec-2020		192,500.00	3,122,120.40
22-Dec-2020	Escrow Trf to 57500000128750	228960	22-Dec-2020	3,122,120.40		0.00
23-Dec-2020	EOD SWEEP 57500000128763		22-Dec-2020		1,463,000.00	1,463,000.00
24-Dec-2020	EOD SWEEP 57500000128763		23-Dec-2020		1,361,150.00	2,824,150.00
24-Dec-2020	Escrow Trf to 57500000128750	83234	24-Dec-2020	2,824,150.00		0.00
25-Dec-2020	EOD SWEEP 57500000128763		24-Dec-2020		140,000.00	140,000.00

HDFC BANK LIMITED

*Closing Balance includes funds earmarked for hold and undeposited funds

Contents of this statement will be considered correct if no errors reported with

HDFC service Tax Registration Number: M-15140/NAAR & Other Services/20/2001

Registered office Address: HDFC Bank House, Gendapali, Bagat Marg, Lower Kailash, New

Delhi 110002, India

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Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
28-Dec-2020	EOD SWEEP 57500000128763		27-Dec-2020		70,700.70	210,700.70
29-Dec-2020	EOD SWEEP 57500000128763		28-Dec-2020		147,000.00	357,700.70
30-Dec-2020	EOD SWEEP 57500000128763		29-Dec-2020		355,846.40	713,547.10
30-Dec-2020	Escrow Trf to 57500000128750	228960	30-Dec-2020	713,547.10		0.00
31-Dec-2020	EOD SWEEP 57500000128763		30-Dec-2020		245,000.00	245,000.00
01-Jan-2021	EOD SWEEP 57500000128763		31-Dec-2020		2,450,751.80	2,695,751.80

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
1,526,000.00	8	20	13,555,771.60	14,725,523.40	2,695,751.80

End Of Statement



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-19/ST/BANK & Other Services/20/2001

Registered office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai-400011

04-Jan-2021 09:59:47

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To whomsoever it may concern

Date: 11/01/2021

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.

Regards



HDFC BANK LTD