



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 30.06.2020			
Certification work Assigned vide letter No. N/A		Dated :- 04.07.2020	
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] <i>having RERA Registration No. UPRERAPRJ4460, Designated A/C No.57500000128421, Bank Name : HDFC Bank Ltd.</i>			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30.06.20
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 30.06.20
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	3488.64
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5643.00	3488.64
3B	Cost of construction incurred (As Certified by Project Engineer)		3488.64
3C	Total Construction Cost (Lower of 3A and 3B.)	5643.00	3488.64
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	291.93
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	6243.00	3780.57
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	8489.28	5833.73
5	Percentage completion of Construction work completed (as per Project Engineer, Architect's Certificate) (Not included Land Cost)	61.0%	
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)%	68.72%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1167.69	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	817.38	



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)	5833.73
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)	1149.33
11	Balance available in Designated A/c.	18.36
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	4684.40

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.57500000128431 as also confirmed by HDFC Bank Certificate.

For Jasuja Kapoor & Associates
Chartered Accountants




Ramandeep Singh
Partner
Membership No. 524079
UDIN - 20524079AAAAABK2798

Account Activity

Customer Name	BELGRAVIA PROJECTS PVT LTD RERA PROJECTS	Joint Holder	
Account Number	57500000128421	Branch	SECTOR 51 - NOIDA
Customer ID	112617946		
Transaction Date	01/04/2020 To 01/05/2020		
Account Currency	INR		
Sort Order	Ascending by Transaction Date	Debit / Credit	Both Debit and Credit
Opening Balance	1,284,213.00	Closing Balance	0.00
Total Payment Amount	1,637,713.00	Credit Amount	353,500.00

All amounts are in account currency.

Transaction Date	Value	Reference No.	Description	Debit Amount	Credit Amount	Running Balance
Date						
03/04/2020 11:25:42	03/04/2020	228960	Escrow Trf to 57500000 128750	1,284,213.00	0.00	0.00
04/04/2020 00:00:57	03/04/2020		EOD SWEEP 575000001287 63	0.00	17,500.00	17,500.00
08/04/2020 00:29:09	07/04/2020		EOD SWEEP 575000001287 63	0.00	336,000.00	353,500.00
13/04/2020 13:15:35	13/04/2020	228960	Escrow Trf To 57500000 128750	353,500.00	0.00	0.00



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



Account Activity

Customer Name	BELGRAVIA PROJECTS PVT LTD RERA PROJECTS	Joint Holder	
Account Number	57500000128421	Branch	SECTOR 51 - NOIDA
Customer ID	112617946		
Transaction Date	01/5/2020 To 1/6/2020		
Account Currency	INR		
Sort Order	Ascending by Transaction Date	Debit / Credit	Both Debit and Credit
Opening Balance	0.00	Closing Balance	0.00
Total Payment Amount	2,173,501.40	Credit Amount	2,173,501.40

All amounts are in account currency.

Transaction Date	Value	Reference No.	Description	Debit Amount	Credit Amount	Running Balance
Date						
12/05/2020	11/05/2020		EOD SWEEP 575000001287 63	0.00	210,000.00	210,000.00
00:04:39						
15/05/2020	14/05/2020		EOD SWEEP 575000001287 63	0.00	350,000.00	560,000.00
00:02:50						
15/05/2020	15/05/2020228960		Escrow Trf to 57500000 128750	560,000.00	0.00	0.00
11:28:55						
20/05/2020	19/05/2020		EOD SWEEP 575000001287 63	0.00	161,700.00	161,700.00
00:02:03						
20/05/2020	20/05/202083234		Escrow Trf To 57500000 128750	161,700.00	0.00	0.00
11:13:12						
23/05/2020	22/05/2020		EOD SWEEP 575000001287 63	0.00	175,001.40	175,001.40
00:31:01						
29/05/2020	28/05/2020		EOD SWEEP 575000001287 63	0.00	1,276,800.00	1,451,801.40
00:01:21						
29/05/2020	29/05/2020228960		Escrow Trf to 57500000 128750	1,451,801.40	0.00	0.00
11:51:20						



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

Account Activity

Customer Name	BELGRAVIA PROJECTS PVT LTD RERA PROJECTS	Joint Holder	
Account Number	57500000128421	Branch	SECTOR 51 - NOIDA
Customer ID	112617946		
Transaction Date	01/6/2020 To 1/7/2020		
Account Currency	INR		
Sort Order	Ascending by Transaction Date	Debit / Credit	Both Debit and Credit
Opening Balance	0.00	Closing Balance	1,836,417.10
Total Payment Amount	3,131,035.60	Credit Amount	4,967,452.70

All amounts are in account currency.

Transaction Date	Value	Reference No.	Description	Debit Amount	Credit Amount	Running Balance
Date						
02/06/2020	01/06/2020		EOD SWEEP 575000001287 63	0.00	35,700.00	35,700.00
	00:47:59					
04/06/2020	03/06/2020		EOD SWEEP 575000001287 63	0.00	35,700.00	71,400.00
	00:04:18					
06/06/2020	05/06/2020		EOD SWEEP 575000001287 63	0.00	35,000.00	106,400.00
	00:07:16					
09/06/2020	08/06/2020		EOD SWEEP 575000001287 63	0.00	52,500.00	158,900.00
	00:13:36					
11/06/2020	10/06/2020		EOD SWEEP 575000001287 63	0.00	210,000.00	368,900.00
	01:13:30					
12/06/2020	12/06/2020228960		Escrow Trf to 57500000 128750	368,900.00	0.00	0.00
	11:25:59					
16/06/2020	15/06/2020		EOD SWEEP 575000001287 63	0.00	262,910.90	262,910.90
	00:52:48					
17/06/2020	16/06/2020		EOD SWEEP 575000001287 63	0.00	1,104,251.40	1,367,162.30
	00:06:16					
18/06/2020	17/06/2020		EOD SWEEP 575000001287 63	0.00	70,000.00	1,437,162.30
	00:06:21					
18/06/2020	18/06/2020228960		Escrow Trf to 57500000 128750	1,437,162.30	0.00	0.00
	11:07:03					
19/06/2020	18/06/2020		EOD SWEEP 575000001287 63	0.00	1,000,710.90	1,000,710.90
	00:23:12					
20/06/2020	19/06/2020		EOD SWEEP 575000001287 63	0.00	62,916.00	1,063,626.90
	00:02:23					
20/06/2020	20/06/2020228960		Escrow Trf to 57500000 128750	1,063,626.90	0.00	0.00
	13:57:18					
24/06/2020	23/06/2020		EOD SWEEP 575000001287 63	0.00	240,346.40	240,346.40
	00:05:15					

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

25/06/2020	24/06/2020	EOD SWEEP 575000001287 63	0.00	14,000.00	254,346.40
00:05:17					
26/06/2020	25/06/2020	EOD SWEEP 575000001287 63	0.00	7,000.00	261,346.40
00:10:00					
26/06/2020	26/06/2020228960	Escrow Trf to 57500000 128750	261,346.40	0.00	0.00
12:45:00					
30/06/2020	30/06/2020	EOD SWEEP 575000001287 63	0.00	1,836,417.10	1,836,417.10
23:41:20					



To whomsoever it may concern

Date: 04/07/2020

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.

This certificate is issued at the customer's specific request bearing no risk on the bank or any of the bank officials.

Yours faithfully,

Authorized Signature