

G. S. Mathur & Co.

Chartered Accountants

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Form -REG-3				
CHARTERED ACCOUNTANT'S CERTIFICATE				
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)				
Information as on 31.08.2022				
<p>Subject:We have verified the books accounts, documents of M/s UP Township Infrastructure Pvt. Ltd. and certify that the total amount incurred for Construction of Commercial project "Gaur Aero Mall (Pocket-1)", situated on Plot no : (PMAY Urban) at Pocket -1 Land Development & GrahthanYojana (Ajanta Puram) Loni Road, District Ghaziabad, U.P., Demarcated by its boundaries Latitude : 28.696809 & Longitude : 77.342091 of Tehsil Ghaziabad, Competent/ Development authority UPAVP, District Ghaziabad, PIN: 201005 admeasuring 21258.32 sq.mts. area being developed by M/s UP Township Infrastructure Pvt. Ltd.</p>				
		Amount in Crores		
S.No.	Particulars	Total Cost Estimated	Amount incurred till 31-08-2022	31-08-
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.	46.47		45.47
	SUB TOTAL LAND COST (in Rs.)	46.47		45.47
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)	2.00		0.02
	SUB TOTAL FEES PAID (in Rs.)	2.00		0.02
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);	165.88		0.00
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	165.88		0.00
3B	Cost of construction incurred (As Certified by Project Engineer)	-		0.00
3C	Total Construction Cost (Lower of 3A and 3B.)	-		0.00
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)	20.33		0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	186.21		0.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	234.68		45.49
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0.00%	
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)%		19.38%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.) (* Received in Bank on account of GST which is not included in this amount)			-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)			-
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)			45.49



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)	-
11	Balance available in Designated A/c.	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	45.49

This certificate is being issued on specific request of M/s UP Township Infrastructure 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. Further, we certify that loan taken for the project is not considered for the above calculation.

FOR GS MATHUR & Co
(Chartered Accountants)
Firm Registration No 444331

Abhishek

Abhishek Chandna
Partner
Membership No: 444331
UDIN : 22444331AQVJJB9124
Date: 03.09.2022
Place: New Delhi





CPS Legal
Advocates & Solicitors

CERTIFICATE OF INCUMBENCY

We, at CPS Legal, certify that the company, **UP TOWNSHIP INFRASTRUCTURE PRIVATE LIMITED**, is incorporated under the provisions of the Companies Act, 1956 and validly existing under the provisions of Companies Act, 2013, bearing corporate identification number CIN No. U45200DL2013PTC250025, do hereby certify that:

1. The company was incorporated in the RoC-Delhi, India and date of registration 30.03.2013.
2. The directors, shareholders and officers of the company are-

Directors	Name		
	Manoj Gaur	(DIN-00582603)	
	Sarthak Gaur	(DIN-07227309)	
Shareholder	Name	Shares	Percentage
	Gaursons India Pvt Ltd	10000	100

3. Insofar as is evidenced by documents filed with the ROC-Delhi, there are no action taken to wind-up the company or to appoint a receiver or manager

Dated 07.09.2022

for CPS Legal



MOHIT YADAV

Advocate