



# Jitendra Kansal & Associates

(CHARTERED ACCOUNTANTS)

| Chartered Accountants Certificate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                         |                      |                                            |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|-------|
| Form — REG-03                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                         |                      |                                            |       |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                         |                      |                                            |       |
| Information as on 30.09.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                         |                      |                                            |       |
| Certification work Assigned vide letter No- Urbainia/01/2021-22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                         |                      |                                            |       |
| Subject: Certificate of amount incurred on Urbainia Trinity NX (Phase - IInd) for Constructions work of IT/ITES/ INSTITUTIONAL IT/ITES/ INSTITUTIONAL TOWER Tower B, Tower E, part Tower F, A1, B1, C1, Centre Building A1 & B1 and Residential Part Tower D & 8 nos. of Row House Villa(J) situated on Plot No. - 6A, Techzone - IVth, Greater NOIDA West, Gautam Buddha Nagar, ZIP - 201306 demarcated by its boundaries Latitude 28.35'17.2"N & Longitude 77°26'43.7"E Development Authority Greater NOIDA Industrial Development Authority District Gautam Buddha Nagar, admeasuring 15,200 Sq. Mtr. area, being developed by M/s. Avdesh Infotech Private Limited / Urbainia Spaces Private Limited having RERA Registration No. - UPRERAPRJ6259, Bank A/c. No. - 414605000601, ICICI Bank, Urbainia Spaces Private Limited. |                                                                                                                                                                                                                                                                         |                      |                                            |       |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Particulars                                                                                                                                                                                                                                                             | Rs. in lacs          | Rs. In lacs                                |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                         | Total Cost Estimated | Amount incurred (actual out-flow) till now | 4     |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2                                                                                                                                                                                                                                                                       | 3                    |                                            |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 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;                                                                                                                                                                                                   |                      |                                            |       |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (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);                                    | 555                  |                                            | 378   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | (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. |                      |                                            |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SUB TOTAL LAND COST (in Rs.)                                                                                                                                                                                                                                            | 555                  |                                            | 378   |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Particulars                                                                                                                                                                                                                                                             | Total Cost Estimated | Amount incurred (actual out-flow) till now | 4     |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2                                                                                                                                                                                                                                                                       | 3                    |                                            |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Project Clearance Fees                                                                                                                                                                                                                                                  |                      |                                            |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | (a) Fees paid to RERA                                                                                                                                                                                                                                                   |                      |                                            |       |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (b) Fees paid to Local Authority                                                                                                                                                                                                                                        | 167                  |                                            | 70    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | (c) Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                                                        |                      |                                            |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | (d) Any other (specify)                                                                                                                                                                                                                                                 |                      |                                            |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SUB TOTAL FEES PAID (in Rs.)                                                                                                                                                                                                                                            | 167                  |                                            | 70    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 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);                                                              |                      |                                            |       |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (c) Cost of material actually purchased;                                                                                                                                                                                                                                | 14,355               |                                            | 980   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | (d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                          |                      |                                            |       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)                                                                                                                                                                                                   | 14,355               |                                            | 980   |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Cost of construction incurred (As Certified by Project Engineer)                                                                                                                                                                                                        | 14,355               |                                            | 1,004 |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Total Construction Cost (Lower of 3A and 3B.)                                                                                                                                                                                                                           | 14,355               |                                            | 980   |



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|    |                                                                                                                                                                                                       |  |        |              |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------|--------------|
| 3D | <b>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)</b>              |  | 425    | 329          |
| 3  | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                           |  |        |              |
| 4  | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                    |  | 14,780 | 1,309        |
|    |                                                                                                                                                                                                       |  | 15,502 | 1,757        |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. Part Tower F, A1, B1, C1, Centre Building A1 & B1, Residential part Tower D & 8 Nos Row House Villa) |  |        | 6.99%        |
| 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)%                                                   |  |        | 11.33%       |
| 7  | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                |  |        | 3,089        |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                          |  |        | 2,163        |
| 9  | Cumulative 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 )                                    |  |        | 1,757        |
| 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 )                   |  |        | 2,163        |
| 11 | Balance available in Designated A/c.                                                                                                                                                                  |  |        | 0            |
| 12 | <b>Amount that can be withdrawn from the designated Bank A/c. under this certificate (Row 9 – Row 10)</b>                                                                                             |  |        | <b>(406)</b> |

This certificate is being issued on specific request of M/s. Avdesh Infotech Private Limited / Urbainia Spaces Private Limited for UP RERA compliance. The certificate is based on the information and records produced before us and is true to the best of our knowledge and belief, subject to under mentioned :

1. That IT/ITES project in the name of "URBAINIA - TRINITY NX" spread over 41087 Sq Mtr. at Plot No. 6A Techzone IV Greater Noida (West) is being jointly developed by AVDESH INFOTECH PRIVATE LIMITED AND URBAINIA SPACES PRIVATE LIMITED, both the Companies have executed an agreement on dated 11-09-2015 for joint development. The project is subject to necessary approvals/compliances from government authorities.
2. M/s. Urbainia Spaces Private Limited has utilized the amount collected from investors/buyers against the project - URBAINIA- TRINITY NX. The land cost as shown above refers to payment made to Avdesh Infotech Private Limited towards security of above said Plot i.e. Plot No. 6A, Techzone IV Greater Noida (West) - U.P.

3. As informed & details provided by Developer and reviewed on Uttar Pradesh Real Estate Regulatory Authority website, there are 2 Tower, "Tower B (G+16) & Tower E (G+10)" added in above registration, accordingly the cost estimates & cost incurred has been revised.

For Jitendra Kansal & Associates  
(Chartered Accountants)

FRN-028342C



CA Jitendra Kansal

Proprietor

M. No. 410167

Place: Modinagar

Date: -12-10-2022

UDIN:-22410167AZCLT8126

83/1, Double Storey, Govindpuri, Modinagar, Ghaziabad-201201

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