



Chartered Accountants Certificate

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31.12.2018

Certification work Assigned vide letter No.- NIL Dated - 16.01.2019

Subject: Certificate of amount incurred on Bulland Calisto Phase - 1st for Construction of 2 Nos. Towers (C & D) situated on Plot No. GH - 02B - 1, Sector - 10, Greater Noida, Gautam Buddha Nagar, U.P., Development Authority Greater Noida Industrial Development Authority (i.e. GNIDA) District Gautam Buddha Nagar, admeasuring 5,500 Sq. Mtr. area, being developed by Bulland Realtors Pvt. Ltd. having RERA Registration No. - UPRERAPRJ5548, Bank A/C No - 677801010050091, Bulland Realtors Pvt. Ltd., Bank Name - Union Bank of India

S.No.	Particulars	Rs. in Lacs Total Cost Estimated	Rs. in Lacs Amount Incurred till now
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.	2,063	577
	SUB TOTAL LAND COST (in Rs.)	2,063	577
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
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)	145	18
	SUB TOTAL FEES PAID (in Rs.)	145	18
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);	6,593	520
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	6,593	520
3B	Cost of construction incurred (As Certified by Project Engineer)	6,593	520
3C	Total Construction Cost (Lower of 3A and 3B.)	6,593	520
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)	1,236	175
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	7,829	695
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	10,037	1,290





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Subject: Certificate of amount incurred on Bulland Calisto Phase - 1st for Construction of 2 Nos. Towers (C & D) situated on Plot No. GH - 02B - 1, Sector - 10, Greater NOIDA, Gautam Buddha Nagar, U.P., Development Authority Greater NOIDA Industrial Development Authority (I.e. GNIDA) District Gautam Buddha Nagar, admeasuring 5,500 Sq. Mtr. area, being developed by Bulland Realtors Pvt. Ltd. having RERA Registration No. - UPRERAPRJ5548, Bank A/C No - 677801010050091, Bulland Realtors Pvt. Ltd., Bank Name - Union Bank of India

5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 2 Nos. Towers)	8%
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)%	13%
7	Total amount received from allottees till date since Inception of the Project (In Rs.)	1,828
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1,280
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)	1,290
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)	1,280
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)	10

This certificate is being issued on specific request of M/s Bulland Realtors Pvt. Ltd. for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. Kindly also refer Annexure - 1 for Notes to CA. Certificate

For Gaurav Jai Agrawal & Associates

Chartered Accountants

Firm Regn. No. 024547C

CA. Gaurav Agrawal

(Proprietor)

Membership No. 409153

Date: 19.01.2019

Place: New Delhi

Gaurav Agrawal



Notes to CA. Certificate (Bulland Calisto – Phase - Ist – UPRERAPRI5548)

Annexure - 1

- (a) The Estimated & Incurred Land cost has been considered on the basis of the Registered Lease Deed Dated – 01.07.2014 of the project Land.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 6,593 Lacs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c) Total Incurred Construction and Development Cost have been considered on the basis of Accrued expenses booked by the Promoter Company in its books of Accounts.
- (d) Estimated Finance Cost / Interest Cost for sum of Rs. 1,236 Lacs have been considered on the basis of Interest on Loan amount which have been already taken and utilised for project and further to be taken and utilized.
- (e) The data of F.Y. 2018-19 from 01.04.2018 to 31.12.2018 is unaudited further the same is based on the books of accounts maintained & produced before me by the Promoter Company



Gaurav Agrawal.



Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.12.2018			
Certification work Assigned vide letter No.- NIL Dated - 16.01.2019			
Subject: Certificate of amount incurred on Bulland Calisto Phase - IInd for Construction of 2 Nos. Towers (A & B) situated on Plot No. GH - 02B - 1, Sector - 10, Greater NOIDA, Gautam Buddha Nagar, U.P., Development Authority Greater NOIDA Industrial Development Authority (i.e. GNIDA) District Gautam Buddha Nagar, admeasuring 5,350 Sq. Mtr. area, being developed by Bulland Realtors Pvt. Ltd. having RERA Registration No. - UPRERAPRJ16402, Bank A/C No - 026466300000024, Bulland Realtors Pvt. Ltd. Bulland Calisto RERA A/c, Bank Name - Yes Bank			
S.No.	Particulars	Rs. in Lacs Total Cost Estimated	Rs. in Lacs Amount incurred till now
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.	2,006	561
	SUB TOTAL LAND COST (in Rs.)	2,006	561
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
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)	141	17
	SUB TOTAL FEES PAID (in Rs.)	141	17
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);	5,390	-
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5,390	-
3B	Cost of construction incurred (As Certified by Project Engineer)	5,390	-
3C	Total Construction Cost (Lower of 3A and 3B.)	5,390	-
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)	1,202	170
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	6,592	170
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	8,740	749



Chartered Accountants Certificate

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Information as on 31.12.2018

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Subject: Certificate of amount incurred on Bulland Calisto Phase - IInd for Construction of 2 Nos. Towers (A & B) situated on Plot No. GH - 02B - 1, Sector - 10, Greater NOIDA, Gautam Buddha Nagar, U.P., Development Authority Greater NOIDA Industrial Development Authority (i.e. GNIDA) District Gautam Buddha Nagar, admeasuring 5,350 Sq. Mtr. area, being developed by Bulland Realtors Pvt. Ltd. having RERA Registration No. - UPRERAPRJ16402, Bank A/C No - 026466300000024, Bulland Realtors Pvt. Ltd. Bulland Calisto RERA A/c, Bank Name - Yes Bank

5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 2 Nos. Towers)	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)%	9%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	133
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	93
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)	749
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)	93
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)	656

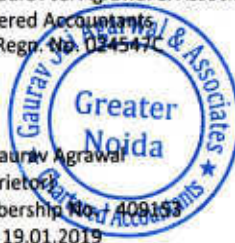
This certificate is being issued on specific request of **M/s Bulland Realtors Pvt. Ltd.** for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. **Kindly also refer Annexure - 1 for Notes to CA. Certificate**

For Gaurav Jai Agrawal & Associates

Chartered Accountants

Firm Regn. No. 024547C

CA. Gaurav Agrawal
(Proprietor)
Membership No. 409153
Date: 19.01.2019
Place: New Delhi



Gaurav Agrawal



Notes to CA. Certificate (Bulland Calisto – Phase - IInd – UPRERAPRJ16402)

Annexure - 1

- (a) The Estimated & Incurred Land cost has been considered on the basis of the Registered Lease Deed Dated – 01.07.2014 of the project Land.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 5,390 Lacs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c) Total Incurred Construction and Development Cost have been considered on the basis of Accrued expenses booked by the Promoter Company in its books of Accounts.
- (d) Estimated Finance Cost / Interest Cost for sum of Rs. 1,202 Lacs have been considered on the basis of Interest on Loan amount which have been already taken and utilised for project and further to be taken and utilized.
- (e) The data of F.Y. 2018-19 from 01.04.2018 to 31.12.2018 is unaudited further the same is based on the books of accounts maintained & produced before me by the Promoter Company.



Gaurav Agrawal



Chartered Accountants Certificate

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31.12.2018

Certification work Assigned vide letter No.- NIL Dated - 16.01.2019

Subject: Certificate of amount incurred on Bulland Calisto Phase - IIIrd for Construction of 1 Nos. Towers (E) situated on Plot No. GH - 02B - 1, Sector - 10, Greater Noida, Gautam Buddha Nagar, U.P., Development Authority Greater Noida Industrial Development Authority (i.e. GNIDA) District Gautam Buddha Nagar, admeasuring 2,500 Sq. Mtr. area, being developed by Bulland Realtors Pvt. Ltd. having RERA Registration No. - UPRERAPRJ16437, Bank A/C No - 026466300000024, Bulland Realtors Pvt. Ltd. Bulland Calisto RERA A/c, Bank Name - Yes Bank

S.No.	Particulars	Rs. in Lacs Total Cost Estimated	Rs. in Lacs Amount incurred till now
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.	938	262
	SUB TOTAL LAND COST (in Rs.)	938	262
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
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)	66	8
	SUB TOTAL FEES PAID (in Rs.)	66	8
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);	2,230	-
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,230	-
3B	Cost of construction incurred (As Certified by Project Engineer)	2,230	-
3C	Total Construction Cost (Lower of 3A and 3B.)	2,230	-
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)	562	80
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,792	80
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,795	350

Gaurav Agrawal





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(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31.12.2018

Certification work Assigned vide letter No.- NIL Dated - 16.01.2019

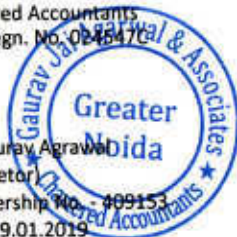
Subject: Certificate of amount incurred on Bulland Calisto Phase - IIIrd for Construction of 1 Nos. Towers (E) situated on Plot No. GH - 02B - 1, Sector - 10, Greater NOIDA, Gautam Buddha Nagar, U.P., Development Authority Greater NOIDA Industrial Development Authority (i.e. GNIDA) District Gautam Buddha Nagar, admeasuring 2,500 Sq. Mtr. area, being developed by Bulland Realtors Pvt. Ltd. having RERA Registration No. - UPRERAPRJ16437, Bank A/C No - 026466300000024, Bulland Realtors Pvt. Ltd. Bulland Calisto RERA A/c, Bank Name - Yes Bank

5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 1 Nos. Towers)	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)%	9%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	209
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	146
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)	350
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)	146
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)	204

This certificate is being issued on specific request of M/s Bulland Realtors Pvt. Ltd. for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. Kindly also refer Annexure - 1 for Notes to CA. Certificate

For Gaurav Jai Agrawal & Associates
Chartered Accountants
Firm Regn. No. 0245476

CA. Gaurav Agrawal
(Proprietor)
Membership No. - 409153
Date: 19.01.2019
Place: New Delhi



Gaurav Agrawal



Notes to CA. Certificate (Buland Calisto – Phase - IIIrd – UPRERAPRJ16437)

Annexure - 1

- (a) The Estimated & Incurred Land cost has been considered on the basis of the Registered Lease Deed Dated – 01.07.2014 of the project Land.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 2,230 Lacs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c) Total Incurred Construction and Development Cost have been considered on the basis of Accrued expenses booked by the Promoter Company in its books of Accounts.
- (d) Estimated Finance Cost / Interest Cost for sum of Rs. 562 Lacs have been considered on the basis of Interest on Loan amount which have been already taken and utilised for project and further to be taken and utilized.
- (e) The data of F.Y. 2018-19 from 01.04.2018 to 31.12.2018 is unaudited further the same is based on the books of accounts maintained & produced before me by the Promoter Company.



Gaurav Agrawal