

File No.: VIS(2021-22)-PL755-650-830

Dated: 15.12.2021

4TH PROJECT LIE REPORT (FOR THE PERIOD 1ST JUL. 2021 – 30TH SEP. 2021) OF IT CAMPUS PROJECT "DIGITAL PARK"

SITUATED AT
PLOT NO. B-9, SECTOR-132, NOIDA, GAUTAM BUDDHA NAGAR,
UTTAR PRADESH

PROMOTER/S



M/S. MACONNS INFRA PRIVATE LIMITED (MIPL)

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Assets Rehabilitation (ASR)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, COMMERCIAL BRANCH, PUSA ROAD,
KAROL BAGH, NEW DELHI

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at ie@rkassociates.org. We will appreciate your feedback in order to improve our services.*

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report will be considered to be correct*

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PART A

REPORT SUMMARY

1. Name of the Project : IT Campus Project
2. Project Location : Plot No. B-9, Sector-132, Noida, Gautam Buddha Nagar, Uttar Pradesh
3. Name of the Promoters : M/s. Maconns Infra Pvt. Ltd. (MIPL)
4. Address and Phone Number : M/s. Maconns Infra Pvt. Ltd. (MIPL)
Corporate Office: C-129, Block-C, Sector-2, Noida, Uttar Pradesh
5. Prepared for Bank : State Bank of India, Commercial Branch, Pusa Road, Karol Bagh, New Delhi, India
6. Date of Survey : 14th Day of December, 2021
7. Date of Report : 15th Day of December, 2021
8. Report type : Project LIE Report
9. Purpose of the Report : Review & evaluate Project Progress, capital expenditure & other execution details of the Project to facilitate creditors for taking business decision
10. Scope of the Report : **To assess, evaluate & comment on reasonableness & sufficiency of:**
 - (a) Project expenditures
 - (b) Project physical progress



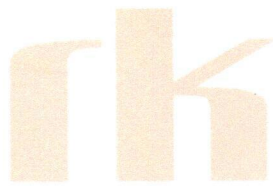
- (c) Project schedules
- (d) Statutory Approvals, Licenses & Registrations

11. Documents produced for perusal :

- 1. CA Certificate
- 2. PO/ PI/ Invoices
- 3. Account Ledger

12. Annexure with the Report :

- 1. Site Photographs
- 2. PO/ PI/ Invoices
- 3. Account Ledger
- 4. CA Certificate



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PART B

INTRODUCTION

1. THE PROJECT: Maconns Infra Private Limited (MIPL) has proposed to develop an IT Campus Project named 'Digital Park' accommodating Office space saleable area approx. 8,37,455 sq. ft. and retail saleable area approx. 1,00,000 sq.ft. spread over a land area measuring 20,000 sq. mtr. at Plot No. B-09, Sector-132, Noida, Gautam Buddha Nagar, Uttar Pradesh.

MIPL has signed the Memorandum of Agreement (MOA) with M/s. Steria India Ltd. for the lease of office spaces in 3 phases as per their required specifications.



2. ABOUT THE COMPANY: Maconns Infra Pvt. Ltd., a company incorporated under Companies Act, 1956 in October, 2007 and is categorised as Company limited by Shares and a Non-govt company.

Their main promoter Mr. Rajesh Manocha, 57 years old is an engineer having 35 years of experience in the real estate industry. He has executed more than 90 projects, ranging from 18,000 sq.ft. to 2.5 lacs sq.ft. across sphere of Residential, Commercial, Office, IT/ITES, and Industrial. The first project was under taken 28 years back. Some are occupied by and sold to renowned personalities like ITC, DS Group, Altron Technologies, Contata Solutions, Kapil Dev Group, Prismart, CRC, Inficare technologies, Samco, IDC Technologies, BBF Industries Ltd., Seismic Solutions, Sensorise, etc.

The group works on Built-to-suit development on SPV model. There is no registered group as such.

Currently company is only executing Built-to-suit Project for Sopra Steria at B-9 Sector 132, NOIDA. There is no other project, company is handling currently.

3. LOCATION: The Project is strategically located in Sector-132 Noida which has become an important Institutional/Office hub of Noida. Noida is attracting considerable office employment. Since the office space has become increasingly scarce in Delhi, many businessmen, even though residents of Delhi, are setting-up offices in Noida because, here, the rents are still in the affordable range. The employees in these offices are thus finding it more convenient to live in Noida. In the next stage it is expected that the businessmen themselves will also plan shift to Noida. Policies of the Noida Authority during last few years have been conducive for the development of office spaces at various places in Noida. NOIDA has developed sector 62, 125, 126, 127, **132**, 135, 136, 142, 143, 144, 153, 154, etc., where Institutional and other office facilities will house large number of offices and employment opportunities. In addition to this, Noida is also a convenient place to live for people who, though employed in Delhi, have bought or rented accommodation here because of relatively affordable rates. Due to the above factors, and also considering the fact that the level of facilities

in Noida and transport linkages with Delhi are bound to increase in the short run, the rate of growth of population is also likely to accelerate in the future. Details of the availability of public transport from this Project is mentioned as under:

ROAD:

Gautam Buddha Nagar District (entailing Noida and Greater Noida) is well connected to New Delhi and other cities of NCR. Expressways like the eight-lane DND flyover with Toll Bridge and the Noida-Greater Noida Expressway provide excellent linkages of Noida to New Delhi and Greater Noida respectively.

The Dadri-Surajpur-Chalera (DSC) road connects Noida with Sikanderabad and Dadri. The Mathura Road or NH-19 connects the city with Faridabad and other cities located towards the south and south-west. The NH-24 by-pass facilitates access to Ghaziabad, New Delhi and other parts of North India. Further, the Kondli Road running through Sector VIII and Sector IX serves to link Noida with eastern Delhi and Ghaziabad. The Eastern/ FNG Expressway (Faridabad-Noida-Ghaziabad) which was a proposed six lane expressway is under different phases of construction. State Road Transport bus services play throughout the township and provide regular and frequent connectivity to city residents and others, to and fro from Noida, Delhi, Ghaziabad and other major cities of Uttar Pradesh.

RAIL:

Both Noida and Greater Noida lie closest to Hazrat Nizamuddin Railway Station in Delhi, at a distance of approx. 10 km and 40 km respectively. However, the nearest railway station at present is Dadri to both, located just outside the notified area on the main railway line but it is not a prominent boarding line. The rail link from Tughlakabad to Dadri and Boraki via Noida is planned, which will link the area to the western railway main line to Mumbai.

AIR:

The nearest International Airport is the Indira Gandhi International Airport, located at a distance of 35 Km from Noida and 65 kms from Greater Noida. On 24th June 2017,






Ministry of Civil Aviation has granted in principle approval for development of Greenfield International Airport near Jewar. The proposed Airport is likely to cater to 30-50 million passengers per year over the next 10-15 years. The area notified for Greenfield Airport is 3,000 hectares. The first phase will be developed in 1,000 hectares. YEIDA (Yamuna Expressway Industrial Development Authority) is also planning to set up a civil aircraft maintenance, repair and overhaul (MRO) near proposed airport.




METRO:

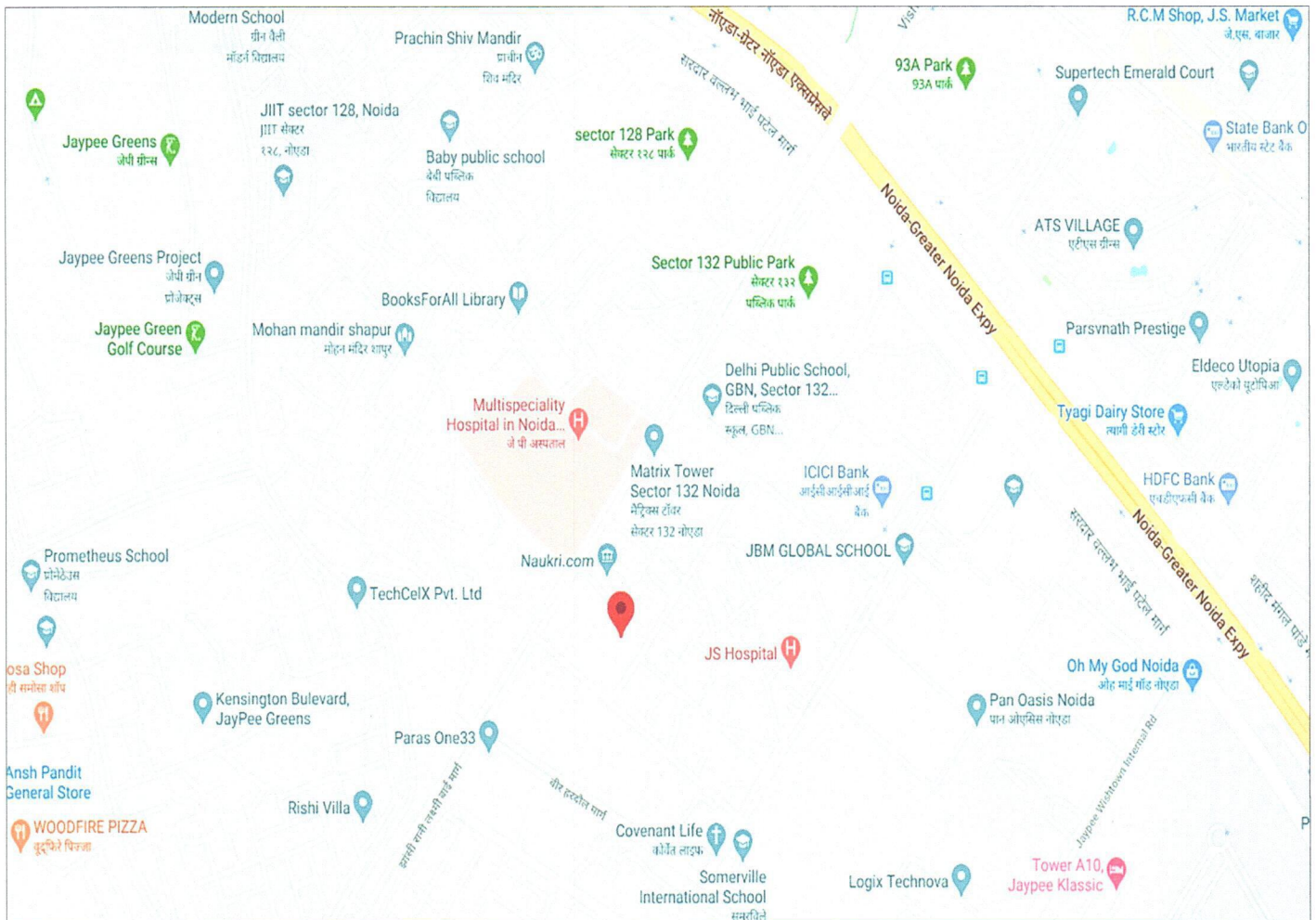
The nearest Metro Station to this Project will be Sector-137, Noida. Noida is well connected to Delhi by blue line & magenta line of Delhi Metro. Currently both the lines are operational, blue line connectivity is up to Noida Electronic City and have metro stations at Noida Sector 15, Noida Sector 16, Noida Sector 18, Botanical Garden, Golf Course, Noida City Centre, Sector 34, Sector 52, Sector 61, Sector 59, Sector 62 and Noida Electronic City in Noida. While Magenta line connectivity is upto Botanical Garden having 2 Metro Stations at Okhla Bird Sanctuary and Botanical Garden Metro Station in Noida.

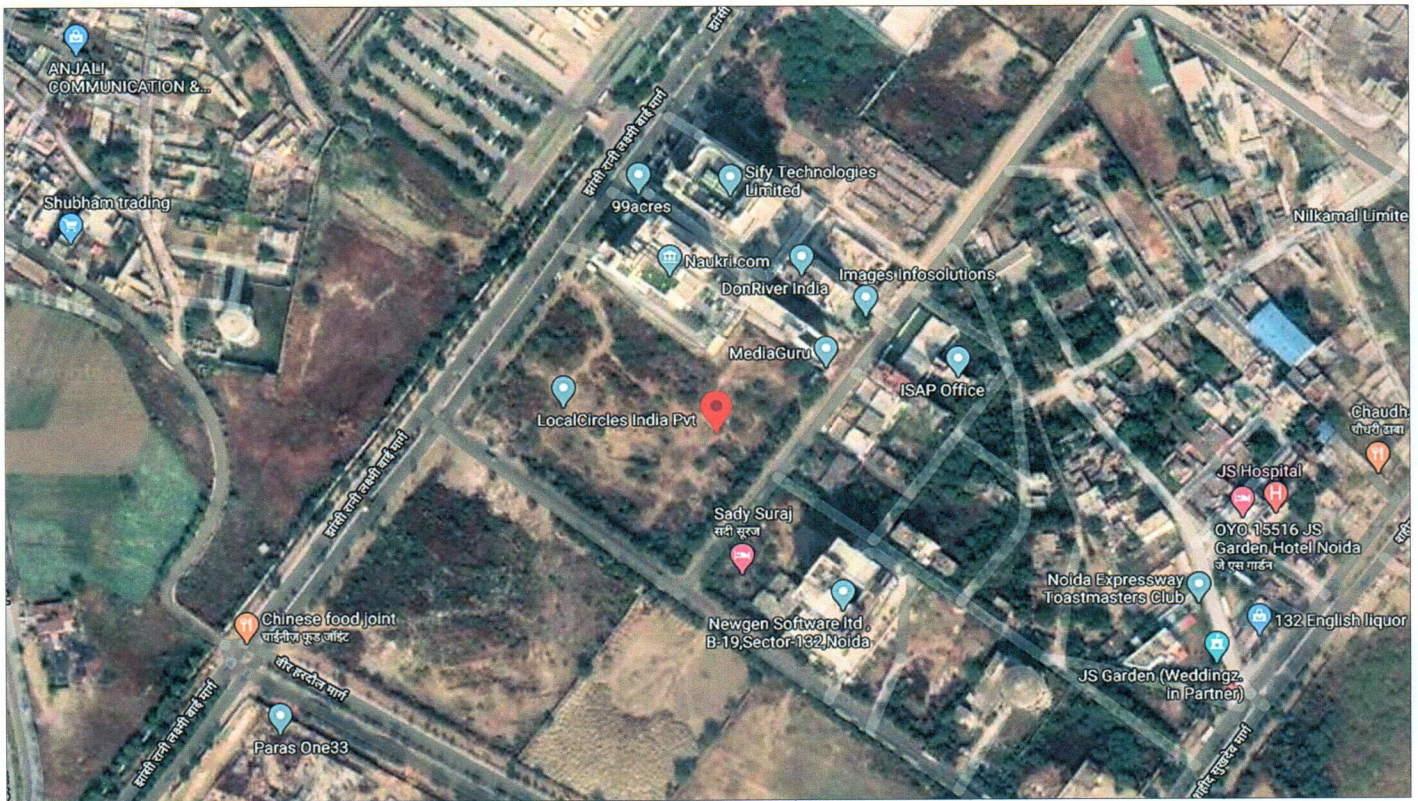
The Aqua Line is a line of Noida Metro, a rapid transit system in Noida, India. It consists of 21 metro stations from Sector 52 in Noida to Depot metro station in Greater Noida. The line has been operational between Sector 51 in Noida to Depot metro stations in Greater Noida since 25 January 2019. The 29.7 kilometre (18.5 mi) Aqua Line has 21 stations. The line starts from Noida Sector 51 metro station and will run through sectors 51, 50, 76, 101, 81, NSEZ, 83, 137, 142, 143, 144, 145, 146, 147 and 148 in Noida; after this it will enter Greater Noida and will go through Knowledge Park-II, Pari Chowk, Alpha-1, Delta-1 and GNIDA Office before terminating in Depot Station.

AMENITIES	
	Jaypee Bus Stop [01 km]
	Hazrat Nizamuddin Junction [10 Kms]
	IGI Airport (New Delhi) [35 Kms]



	Noida Sector 137 Metro [04 Kms]
 	Basis amenities located within 500 mtr range





Source: <https://www.google.com/maps/place/28%C2%B030'44.8%22N+77%C2%B022'20.4%22E/@28.5123734,77.3713726,18.24z/data=!4m5!3m4!1s0x0:0x0!8m2!3d28.5124444!4d77.3723333>

4. PROJECT OVERVIEW: Maconns Infra Private Limited (MIPL) is a non-govt. company incorporated on 19th Oct., 2007. MIPL has proposed to develop an IT Campus Project named 'Digital Park' accommodating Office space having approx. saleable area measuring 8,37,455 sq.ft. and retail saleable area approx. 1,00,000 sq.ft. spread over a land area measuring 20,000 sq. mtr. at Plot No. B-09, Sector-132, Noida, Gautam Buddha Nagar, Uttar Pradesh.

In November, 2018, MIPL has signed the Memorandum of Agreement (MOA) with M/s. Steria (India) Ltd. for the lease of office spaces in 3 phases as per their required specifications.

Main extracts & highlights of the Agreement signed between M/s. Maconns Infra Pvt. Ltd. (MIPL) & M/s. Steria (India) Ltd. are herewith mentioned below:



2. PHASE WISE AREA DETAILS to be offered to SECOND PARTY

Phase I: 629,102 Sq.ft. of Super Area as per final design,

Tower A Area 493,540 Sq.ft. 4,500 seats

Tower B Area 135,562 Sq.ft. 1,000 seats

Phase II: 104,177 Sq.ft. of Super Area as per final design,

Tower C 1,000 seats

Phase III: 104,176 Sq.ft. of Super Area as per final design,

Tower C 1,000 seats

3. LEASE PERIOD

Lease period for Phase I shall be 15 years (Fifteen years) from the Rent Commencement Date.

Lease Period for Phase II & III, if taken by the SECOND PARTY, shall also be documented in such a way so as to end the lease period together with the end date of Phase I.



4. LOCK IN PERIOD

Lock in Period shall mean that the SECOND PARTY shall not vacate or terminate the Lease Deed for the said Premises during the defined lock in period.

In the circumstances wherein the SECOND PARTY does so, it shall be liable to pay lease rental, in addition to the rental paid till that date, as per Clause 11 for the remaining period out of lock in period.

- A. Lock in Period for Phase I shall be 5 years (Five years) from the Rent Commencement Date (RCD) by the SECOND PARTY for the Area of Phase I.
- B. Lock in Period for Phase II and III, shall be for 3 years (Three Years) from the Rent Commencement Date (RCD) by the SECOND PARTY, for the Area of Phase II and III.

9. RENT COMMENCEMENT DATE ("RCD")

The Rent Commencement date (RCD) for each Phase will be the date of handing over the physical possession of respective phase of the premises to the SECOND PARTY in the fully fitted out condition as per MOA.

Total proposed project cost has been estimated at Rs.357.29 cr., which is proposed to be funded with a debt-equity ratio of 56:44, i.e. debt of Rs.200.00 cr. and equity of Rs.157.29 cr. Debt requirement of the Project is proposed to be financed through Term

Loan (TL) from State Bank of India which has shown interest to process the debt amount of Rs.200.00 cr.

As per the records provided by the company from 01.07.2021 to 30.09.2021, MIPL has shown total incurred amount of Rs.13.19 cr. and LIE has approved total amount of Rs.13.19 cr. which is totally incurred from Equity and no amount is incurred from Term Loan, break-up details of which will be available in later sections of the report.

Company has obtained all the required preliminary, statutory approvals & clearances (Pollution NOC, Letter of Comfort, Environment clearance, Provisional Firefighting NOC, Consent to Establishment, Height Clearances, Mining Permission, and Structural Stability Certificate etc.).

For the Land, MIPL has already acquired the land measuring 20,000 sq.mtr. from Noida Authority on long term lease for the period of 90 years in Sector-132, Noida, Gautam Buddha Nagar.

For the construction purpose, MIPL has signed a Construction Agreement with M/s. Hi-Tech competent Builders Pvt. Ltd. on 28.02.2020 to construct proposed IT Campus Project having total Built-up area 1192945 sq. ft. comprising of 2 High rise Towers.

As per the current status on the site, site development and Excavation work has been already completed. M/s. S.B. Construction was engaged for Excavation work at site.

The company has assigned some new contractors as follows:

- AKG Plastics Pvt. Ltd. – For the supply of Conduit Pipe
- Chandgi Ram & Company – for the supply of PVC Pipe
- KSP Hydro Engineers Pvt. Ltd. – For STP Work
- Uri Design Studio – Lightning Consultants
- TK Elevator India Pvt. Ltd. – Elevator Contractor
- Mitsubishi Elevator India Pvt. Ltd. – Elevators Contractor



Commencement of construction was scheduled to be started in Feb., 2020. However due to delay in loan disbursement and then since March, 2020 due to country wide lockdown because of Covid-19 pandemic it couldn't be started. The construction was started from 1st December, 2020, as informed by the representative at the site during the site visit.

Currently the superstructure of Tower B is completely constructed with 3 basement + G + 10 Floors constructed. Construction of Tower A is currently going on. The material for glazing work is lying at site for the construction however the work was stopped because of the government rules and guidelines in respect of the air pollution.

5. SCOPE OF THE REPORT: To review & scrutinize following below points:

- Review current status of the Project on site
- Review capital expenditure incurred on site including preliminary and preparative expenses.
- Review position of various statutory, non-statutory clearances and regulatory clearances obtained by the company.
- To check the status of physical progress of the Project.
- Review the construction schedule of the project and advice on the scheduled COD of the project, whether same is achievable by the company or not.
- Advise Lender's on any other issue/ constraints in the project which may affect its progress.

6. PURPOSE OF THE REPORT: To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned above subject to the details/ data/ information provided by the client for facilitating Bank to take appropriate decision on providing credit facility to the Project.

7. METHODOLOGY ADOPTED:

- a. Site Survey.



- b. Review & analysis of the Project initiation, planning, contract agreements, statutory regulatory approval documents and other data, information provided by the MIPL.
- c. Preparation of the Report based on "in scope points".
- d. Approval of the Report.
- e. Report submission.

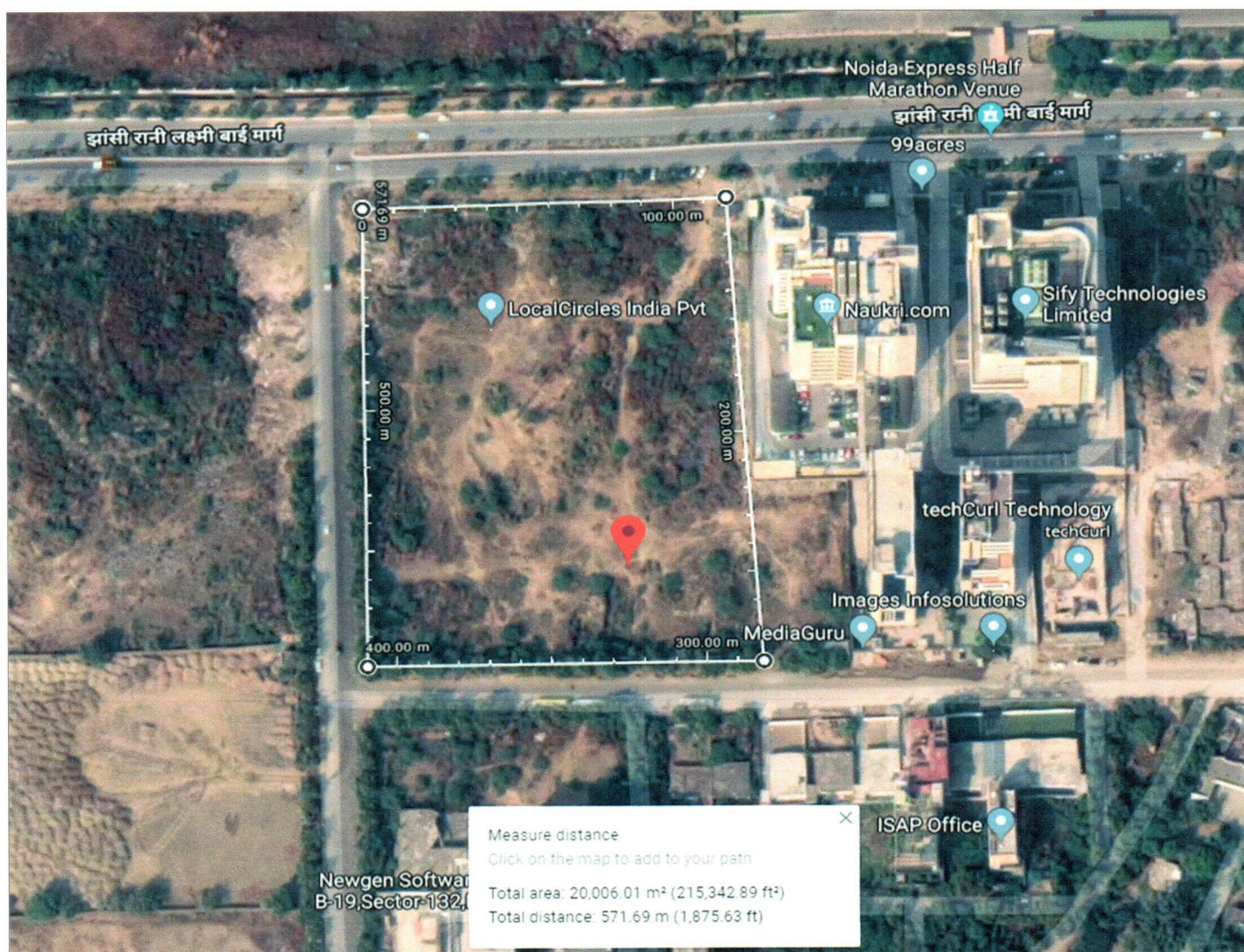


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PART C

PLANT INFRASTRUCTURE SECTIONS & FACILITY DETAILS

- 1. LAND DETAILS:** MIPL has already acquired the land measuring 20,000 sq.mtr. from M/s. Living Media (India) Pvt. Ltd. through Transfer Deed cum Sale Deed on long term lease for the period of 90 years in Sector-132, Noida, Gautam Buddha Nagar in the year 2013.



{Table: 1}

PARTICULARS	DETAILS
Total Land Area	20,000 m ²
Location	Plot No. B-9, Sector - 132, Noida, Gautam Buddha Nagar, Uttar Pradesh

Boundaries	North : Plot No. B-8 & B-25 South : 24 mtr. wide Road East : 24 mtr. wide Road West : 45 mtr. wide Road
Total Project Expenditure Shown by MIPL	Rs.50.33 cr.
Total Money outlaid till date	Rs.50.33 cr.
Observation & Comments: 1. In Land & Land Development head, total Project Expenditure against Plot Cost shown by the MIPL is Rs.50.33 cr. in which Lease Extension charges of amount Rs.3.94 cr. and Interest against Plot Loan of amount Rs.2.63 cr. are included.	

2. PROJECT INFRASTRUCTURE DETAILS: Maconns Infra Pvt. Ltd. (MIPL) has proposed to set-up an IT Campus Project named 'Digital Park' accommodating Office space having approx. saleable area measuring 8,37,455 sq.ft. and retail saleable area approx. 1,00,000 sq.ft. spread over a land area measuring 20,000 sq. mtr. at Plot No. B-09, Sector-132, Noida, Gautam Buddha Nagar, Uttar Pradesh.

This is a Built to Suit IT/ITES Project comprising of 2 high rise towers (3B+G+19) & (3B+G+10) having total Built-up area Approx. 13,11,000 sq.ft. This Project would be based on Modern Advanced IBMS System (Intelligence Building Management System) which is known as a building automation system (BAS), is a computer-based control system installed in buildings that controls and monitors the building's mechanical and electrical equipment such as ventilation, lighting, power systems, fire systems, and security systems. Apart from this there are total 6 Entries & Exits and 4 Ramps proposed.

For the purpose of the development of the Project, MIPL has engaged 2 main Architect M/s. Design Forum of Architects (DFA) for external Design Services & M/s. Adrianse Group for Interior Design Services and M/s. NNC Design International Consulting Structural Engineers as a Structural Design Services & Supervision. Some other consultants are also engaged for different Consultancy

Services. MIPL has engaged M/s. High-Tech Competent Builders Pvt. Ltd. for Building / Structural construction work as per below mentioned Terms & Conditions.

- A. Rate**:- Rate as per defined scope of work (copy enclosed) shall be Rs 997/- per Sqft(Rupees Nine Hundred Ninety Seven Per Square Feet)
- B. Area**:- You shall construct an Area of 1192945 Sqft (as per Tender Drawings)
- C. Value**:- The value of the Contract shall be Rs 997 x 1192945 Sqft = Rs 1,18,93,66,165 (Rupees One Hundred Eighteen Crores Ninety Three Lac Sixty Six Thousand One Hundred Sixty Five Only)
- D. Taxes**:- Owner shall pay to the Contractor applicable GST extra. Labour Cess (to be deposited directly with the competent Authority by the Owner)shall also be paid extra.
- E. Work Execution**:- Work shall be executed as per revised schedule submitted on 15th February 2020. Work commencement date shall be between 11-15 March 2020.
- F. Advance Payment**:- Owner shall pay a sum equivalent to 5% value of the contract against submission of Bank Guarantee in 2 parts of equivalent value, same shall be recovered from 80% of contract value of work done on pro-rata basis from RA Bills. Recovery to be made from the second RA Bill onwards.
- G. Performance Security**:- It is agreed by the Owner that the Contractor shall furnish Corporate & Personal Guarantees of the Directors. The condition of Bank Guarantee stands waived off (Clause 21 of GCC) .

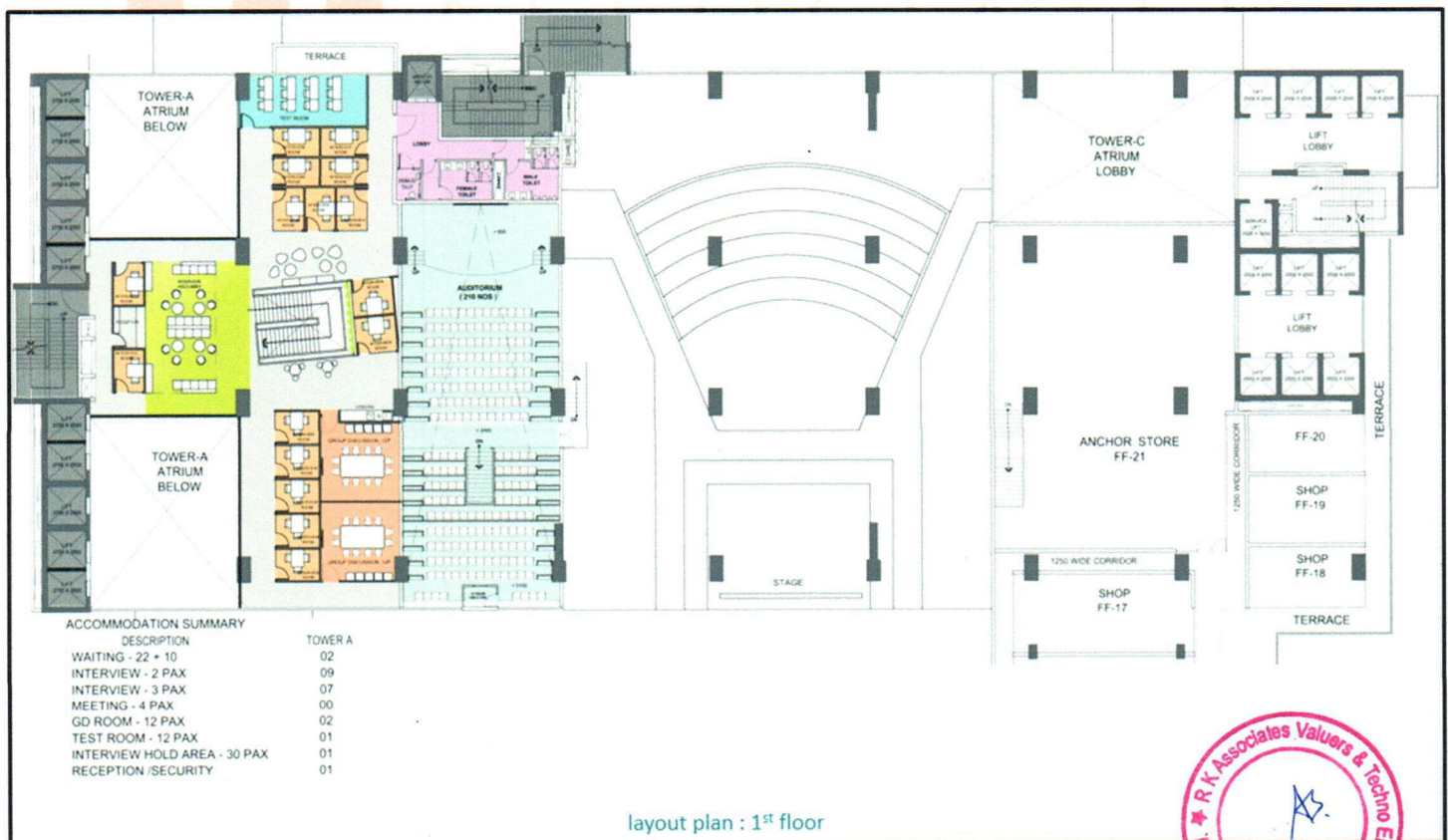
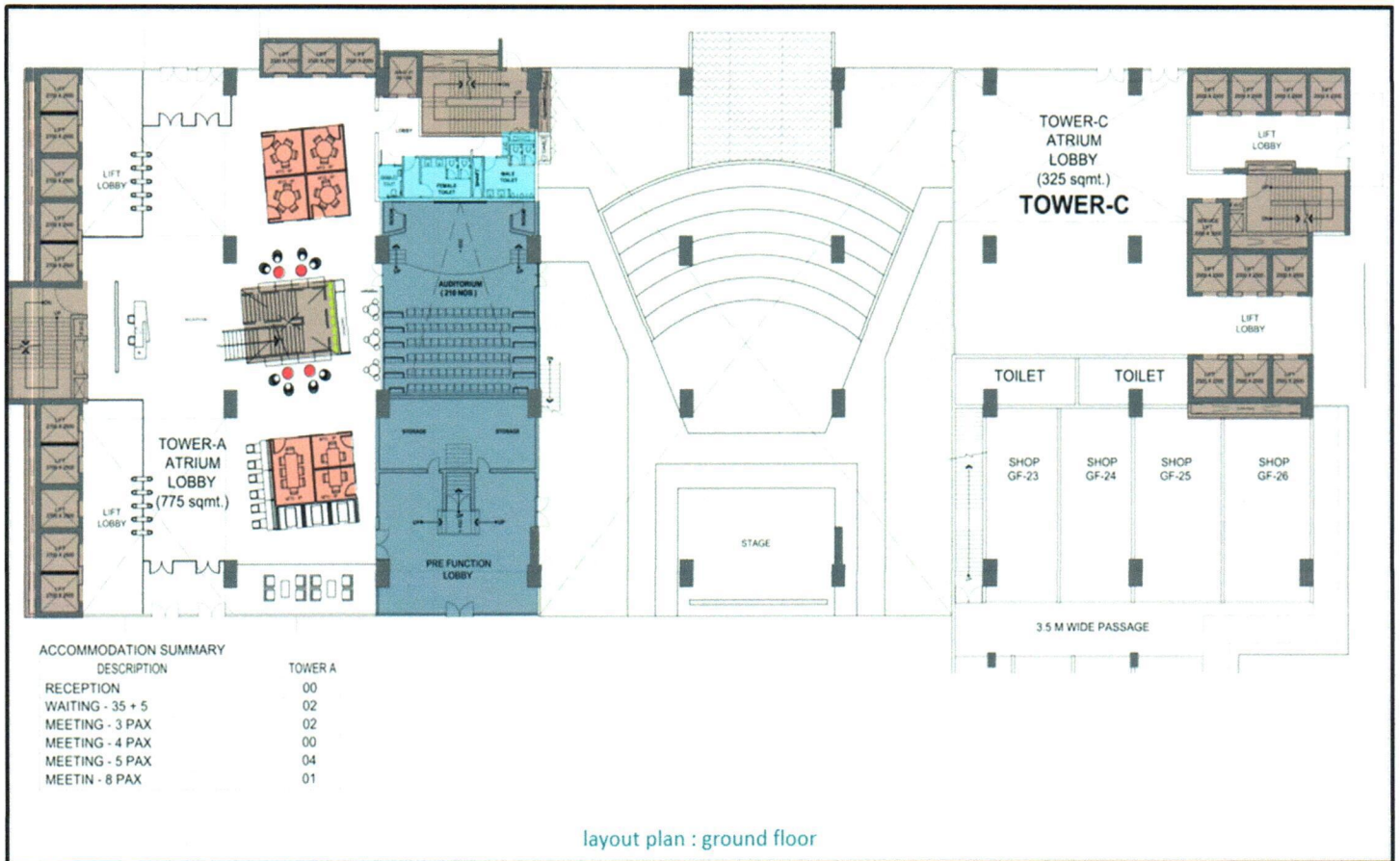


As per the proposed plan following blocks & sections are proposed to be built:

{Table: 2}

AREA STATEMENT AS PER APPROVED BUILDING PLAN											
	TOTAL AREA	FAR				SERVICES				NON FAR	
		(TOWER A)		(TOWER B)		TOTAL FAR	(TOWER A)	(TOWER B)	TOTAL SERVICES		
FLOORS		IT	FACILITY	IT	FACILITY		IT	IT	FACILITY		
1ST BASEMENT	16219.852										16219.852
2ND BASEMENT	16219.852										16219.852
3RD BASEMENT	16219.852										16219.852
GR. FLOOR/ STILT FLOOR	5848.651	1713.119	396.491	501.499	1853.224	4464.333	251.833	43.235	2.900	297.968	1086.350
1ST FLOOR	3089.655	722.193	578.915	84.684	1477.660	2863.452	149.135	43.235	33.833	226.203	
2ND FLOOR	4484.813	2962.770	0.000	336.997	692.904	3992.671	360.631	131.531		492.162	
3RD FLOOR	4434.761	2962.770	0.000	967.216	0.000	3929.986	360.631	144.144		504.775	
4TH FLOOR	4392.968	0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	4392.968
5TH FLOOR	4494.101	2784.570	0.000	967.216	0.000	3751.786	538.831	203.484		742.315	
6th FLOOR	4256.561	2784.570	0.000	967.216	0.000	3751.786	360.631	144.144		504.775	
7th FLOOR	4434.761	2962.770	0.000	967.216	0.000	3929.986	360.631	144.144		504.775	
8th FLOOR	4494.100	2784.570	0.000	967.216	0.000	3751.786	538.830	203.484		742.314	
9th FLOOR	4256.561	2784.570	0.000	0.000	0.000	2784.570	360.631	0.000		360.631	1111.360
10th FLOOR	4392.968	0.000	0.000	967.216	0.000	967.216	0.000	144.144		144.144	3281.608
11th FLOOR	3323.400	2784.570	0.000		0.000	2784.570	538.830			538.830	
12th FLOOR	3022.808	2662.175	0.000		0.000	2662.175	360.633			360.633	
13th FLOOR	3323.401	2962.770	0.000		0.000	2962.770	360.631			360.631	
14th FLOOR	3323.400	2784.570	0.000		0.000	2784.570	538.830			538.830	
15th FLOOR	3145.201	2784.570	0.000		0.000	2784.570	360.631			360.631	
16th FLOOR	3281.608	0.000	0.000		0.000	0.000	0.000			0.000	3281.608
17th FLOOR	2725.243	2563.882	0.000		0.000	2563.882	161.361			161.361	
18th FLOOR	1523.522	1472.093	0.000		0.000	1472.093	51.429			51.429	
19th FLOOR	344.420	296.462	0.000		0.000	296.462	47.958			47.958	
MUMTY MACHINE ROOM 1	160.868					0.000	160.868			160.868	
MUMTY MACHINE ROOM 2	137.703					0.000	137.703			137.703	
MUMTY MACHINE ROOM 2A	80.748					0.000	80.748			80.748	
MUMTY MACHINE ROOM 3	42.601					0.000	42.601			42.601	
MUMTY MACHINE ROOM 4	100.978					0.000	100.978			100.978	
GUARD ROOM	36.000					0.000	36.000			36.000	
TOTAL	121811.357	40772.994	975.406	6726.476	4023.788	52498.664	6260.985	1201.545	36.733	7499.263	61813.450
		52498.664					7499.263				





PART D

PROJECT CONSULTANTS, CONTRACTORS & SUPPLIERS

A. Confirmed Contractors: Following below consultants, contractors & suppliers have been engaged/ confirmed for different activities of the Project initiation and implementation activities:

{Table: 3}

S. No.	Name of the Company	Type of Contract	Scope of work contract	Date of Agreement	Total Contract Value (In Rs.)
1	M/s. Hi-Tech competent Builders Pvt. Ltd.	Fixed rate per Square foot basis	Civil & Structural works for Digital IT Park at B-9, sector-132, Noida	28.02.2020	Contract Value =1189366165.00, GST @ 18% = 214085909.70, +Labour Cess @ 1%=11893661.65, ----- Total=1415345736.00
2	M/s. Adrianse Group	per Square Feet	Architect for Interior Design Services	17.12.2018	Contract Value =19500000.00, GST @ 18% = 3510000.00, ----- Total=23010000.00
3	M/s. NNC Design International Consulting Structural Engineers	per Square Feet	Structural Design Services & Supervision	02.08.2018	Contract Value =4550000.00, GST @ 18% = 8190000.00, ----- Total=5369000.00
4	M/s. Udayan Chaudhari & Associates Pvt. Ltd.	Fixed Price Contract	HVAC works, Rain water system, Fire Fighting System, Sewage Treatment Plant, Solar Heating Equipment	02.08.2018	Price not mentioned in the Work Order
5	M/s. Ampower Consultancy Services	per Square Feet	Electrical System	02.08.2018	Contract Value =4000000.00, GST @ 18% = 720000.00, ----- Total= 4720000.00.00
6	M/s. EN3 Sustainability Solutions	Fixed Price Contract	For LEED Rating	04.09.2018	Contract Value =1275000.00, GST @ 18% = 229500, ----- Total=1504500.00.00
7	M/s. IPDM Services (India) Pvt. Ltd	Built to Suit	For Landscape Design	20.11.2018	Contract Value =2000000.00, GST @ 18% = 360000.00, ----- Total=2360000.00
8	M/s. Dema Consulting, W 10/3, Phase-III	Fixed Price Contract	For Glass Faade Design	14.1.2019	Contract Value =1250000.00, GST @ 18% = 225000.00, ----- Total=1475000.00
9	M/s. THS Consulting Pvt. Ltd.	Fixed Price Contract	1. Facility Planing for cafeterias including back of home areas: total 4 nos in tower A,B,C 7 M. 2. Planning fo preliminary MEP for adjoining Retail area, facility planing for kitchen & back of house areas	01.4.2019	A. Cafeteria's Kitchen Design - Rs.3,50,000/- B. Planning for Hospitality Retail's - Rs.2,00,000/- C. Scope of Work Part-II - Rs.20,000/- Contract Value =570000.00, GST @ 18% = 102600.00, ----- Total=672600.00
10	M/S Manish Consultants	Fixed Price Contract	For Structure Design	26.12.2019	Contract Value =1800000.00, GST @ 18% = 324000.00, ----- Total=2124000.00
11	M/s. S Dac Engineers	Lumpsum	a. Review DBR and structural concept for the project in view of parameters stated in the intent and make necessary suggestions for alternatives. b. Review of General arrangement drawings prepared by the Principal Structural Design Consultant. c. Comments on Structure model and on its results and reports. d. Comments on Design calculations for Slab, Foundation & Staircases etc. e. Review of STAAD/ETAB Analysis and design files prepared by Design Consultant. f. Confirmation that the Design meets the provisions of Indian Standard Codes, Special emphasis shall be done to ensure that the Designs prepared by Principle Consultant are most economical g. Cross checking the design calculations submitted h. Check the design of Principle Consultant from the consideration of economy in design. i. Approval of all good for construction drawings in accordance with design calculations to make sure that detailing meets the IS Standards and applicable codes in line to the best practice in trade. j. Issuing a Certificate that design and drawings prepared by Principle Design Consultant meets all standards.	30.4.2019	Contract Value =1100000.00, GST @ 18% = 198000.00, ----- Total=1298000.00



11	M/s. S Dac Engineers	Lumpsum	For PMC Services	30.4.2019	Contract Value =1100000.00, GST @ 18% = 198000.00, ----- -----Total=1298000.00
12	M/s. Design Forum of Architects		Architectural Services	28.07.2014	a. Civil Structure Built-up Area - Rs.11/- per sq.ft. b. Basement & Service Floors - Rs.8/- per sq.ft. c. Design of common Area interiors - Rs.3/- per sq.ft.
13	M/s. Pioneer Engineering Consultants		Proof checking and Audit Agency for the Structural Design	09.08.2018	Rs.1100000/- + GST (14 Lakh sq.ft. @Rs.0.78 per sq.ft.
14	M/s. TAK Consulting Pvt. Ltd.	Fixed price contract	Consultant for Vertical Transport Services	10.08.2018	Rs.4,25,000/- + GST + Additional site visit charges
15	M/s. Event & Liasoning Services Pvt. Ltd.	Fixed Price Contract	Obtain permission/ NOC for Consent to Establish	06.02.2019	Rs,2,00,000/- +GST
16	M/s. ATMOS Sustainable Solutions Pvt. Ltd.	Fixed Price Contract	Environment Consultants & C to E Consultant & Liasoning Agency	08.08.2018	1. Enviroment Clearance - Rs.3,00,000/- + GST (Consultancy Fees) + Rs.6,00,000/- (Liasoning Fees/ Incidental Charges) 2. Consent to Establish - Rs.50,000/- + GST (Consultancy Fees) + Rs.10,00,000/- (Liasoning Fees/ IncidentalCharges)
17	M/s. S. B. Construction Infra Pvt. Ltd.	Item Rate	Shoring work with soldier piling method for approx. 6600 sq.mtrs. Area	31.05.2019	Rs.3,60,05,000/- + GST

Apart from these above mentioned contractors the company has signed some other contractors as follows:

- AKG Plastics Pvt. Ltd. – For the supply of Conduit Pipe
- Chandgi Ram & Company – for the supply of PVC Pipe
- KSP Hydro Engineers Pvt. Ltd. – For STP Work
- Uri Design Studio – Lightning Consultants
- TK Elevator India Pvt. Ltd. – Elevator Contractor
- Mitsubishi Elevator India Pvt. Ltd. – Elevators Contractor



PART E

PROJECT COST & MEANS OF FINANCE

1. **TOTAL PROJECT COST:** As per the Bank Loan Sanctioned Letter, MIPL has estimated the total Project Cost is Rs.357.29 cr. in which Rs.56.14 cr. is for Land & Land Development Cost and Rs.266.54.00 cr. for the Construction Cost.

{Table: 5}

S. No.	Particulars	Amount (In Cr.)
1.	Land & Land Development Cost	56.14
2.	Cost of Construction	266.54
	Hard Cost	322.68
3.	Contingency (3%)	8.00
4.	Interest During Construction	26.61
	Soft Cost	34.61
	Total Project Cost	357.29

Source: Bank Loan Sanctioned Letter

Observations & Comments:

1. The basis of the above estimated cost is as per the estimates provided by the MIPL.
2. Detailed estimate for quantity of material required is not obtained by MIPL.
3. This is a Built to Suit IT/ITES Project and hard cost includes complete interiors, finishing, furnishing, furniture and fittings & fixtures of Phase-I are admeasuring 6,29,000 sq.ft.



2. CURRENT STATUS & TOTAL EXPENDITURE INCURRED TILL DATE: Details of the expenditure in the Table below is recorded for the expenditure incurred upto 30th September, 2021 only.

{Table: 6}

S.NO.	PARTICULARS	TOTAL ESTIMATED COST	INCURRED TILL 30 th September, 2021	CURRENT STATUS OF WORK AND REMARKS
		(All figures in cr.)		
1.	Land & Land Development	Allocated Amount	56.14	<p>Total Project Expenditure against Plot Cost shown by the MIPL is Rs.50.33 cr. upto 30th Nov., 2019 as per the below breakup:</p> <ol style="list-style-type: none"> 1. Lease Extension charges of amount Rs.3.94 cr. 2. Interest against Plot Loan of amount Rs.2.63 cr. are included. 3. Rs.0.09 cr. has been paid for the Land Development Cost 4. No other cost has been incurred from the period of Dec., 2019 to September, 2021.
		Expenses incurred upto last LIE report	50.33	
		Incurred upto period ending 30 th September, 2021	50.33	
		Incurred in the period (July, 2021 – September, 2021)	0.00	
2.	Building & Civil Construction	Allocated Amount	266.54	<p>Total expenses shown in this head by the MIPL from 1st July 2021 to 30th September 2021 is Rs. 12.55 cr. for construction. Total expenses approved in this head is Rs.12.55 cr. and Rs.11.74 cr. has been incurred in the head of contractor.</p>
		Expenses incurred upto last LIE report	39.02	
		Incurred upto period ending 30 th September, 2021	51.57	
		Incurred in the period	12.55	

		(July, 2021 – September, 2021)		Approx. Rs.81 Lakh of amount has been in other expenses which includes site expenses, consultant expenses, material purchase, etc.
3.	Contingency	Allocated Amount	8.00	No cost incurred in this head upto 30 th Sep., 2021.
		Expenses incurred upto last LIE report	0.00	
		Incurred upto period ending 30 th September, 2021	0.00	
		Incurred in the period (July, 2021 – September, 2021)	0.00	
4.	Interest During Construction	Allocated Amount	26.61	Interest on loan
		Expenses incurred upto last LIE report	0.5637	
		Incurred upto period ending 30 th September, 2021	1.2040	
		Incurred in the period (July, 2021 – September, 2021)	0.6403	
5.	Total	Allocated Amount	357.29	All the expenditure shown above is cross checked with the work done on site and from the Invoices/ Bills/ PO/ Ledgers and expenditure appears to be in line with the work done on site till date.
		Expenses incurred upto last LIE report	89.91	
		Incurred upto period ending 30 th September, 2021	103.1	
		Incurred in the period (July, 2021 – September, 2021)	13.19	

Notes:

- Expenses which were redundant and has been incurred multiple time on the same item and has remain unutilized because of Project execution delay, has not been approved.
- All amount considered is based on the Break-up of expenditure, Copy of Bills, Account ledgers provided to us
- Amount has been checked based on cost analysis and not based on accounting principles.
- Amount checked is based on macro analysis as a whole and not based on item wise, bills of quantity or micro basis and is not investigative in nature.



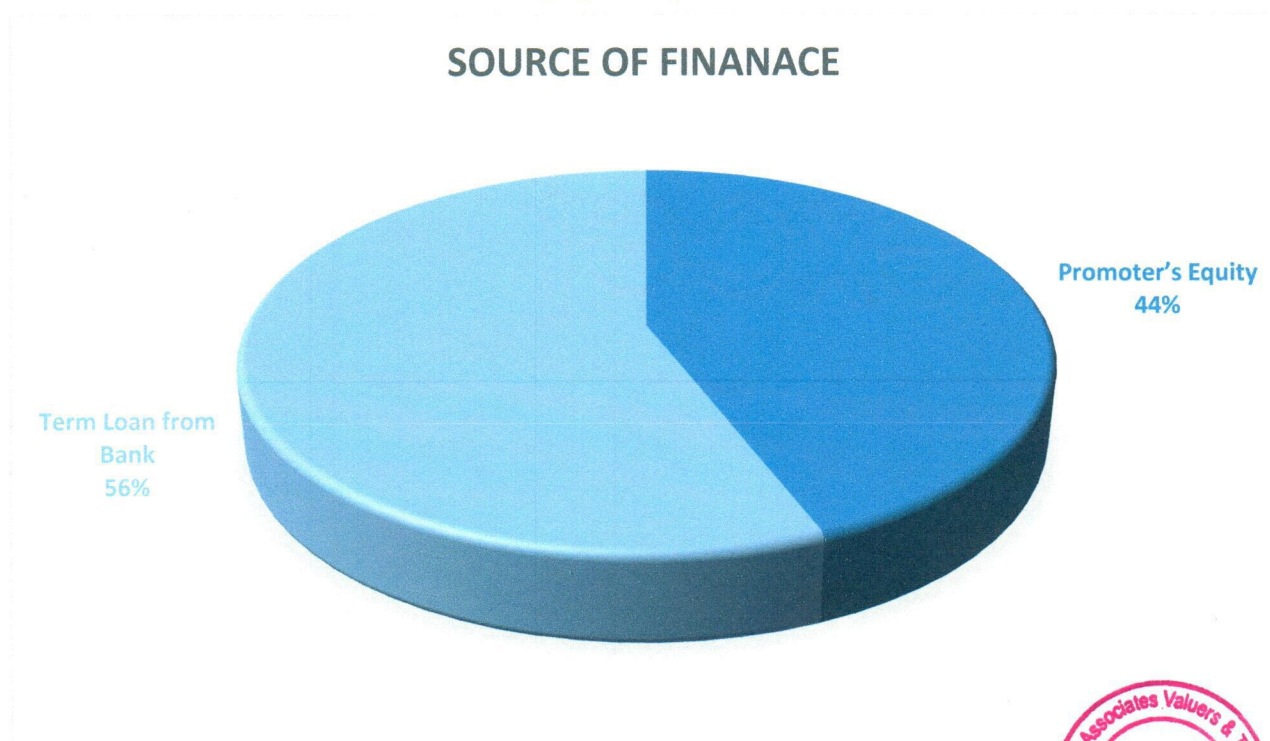
3. SOURCES OF FINANCE & UTILIZATION OF FUNDS: The Project cost mentioned above has been planned to be covered from following resources:

{Table: 7}

PARTICULARS	PLANNED AMOUNT	CURRENT STATE OF INVESTMENT	BALANCE
	(Amount in Cr.)		
Promoter's Equity	157.29	88.50	68.79
Term Loan from Bank	200.00	0.00	200.00
TOTAL	357.29	88.50	268.79

Source: As per Bank Loan Sanctioned Letter.

{Figure: 3}



PART F STATUTORY & REGULATORY APPROVALS, CLEARANCES & NOC

{Table: 8}

S. No.	NAME OF LICENSE/ REGISTRATION	PURPOSE	DATE OF ISSUE	Current Status
	ISSUING AUTHORITY		LICENCE NO.	
1.	NOC for Pollution for Non-Abnoxious and Non-Hazardous Industry	Pollution	17.09.2018	Obtained
	Office of the Deputy Commissioner Industries, Gautam Buddha Nagar, Uttar Pradesh		1660 D.I.C./ G.B.N.(U.P.)POLL. NOC/ 2018-19	
2.	Letter of Comfort	For Industry Set-up	17.09.2018	Obtained
	Office of the Deputy Commissioner Industries, Gautam Buddha Nagar, Uttar Pradesh		1660/DIEPC/GBN/2017-18	
3.	Provisional Fire NOC	Firefighting	08.12.2018	Obtained
	Office of the Deputy Director, Fire Services, Meerut/ Saharanpur, Uttar Pradesh		842/DD/FS/Meerut-18(2)/1460	
4.	Building Plan Approval	Building Plan Sanctioned	18.01.2019	Obtained
	Noida Authority, Noida, Gautam Buddha Nagar, Uttar Pradesh		Noida/MVN/2019/V-819/400	
5.	Environment Clearance	Environment	10.05.2019	Obtained
	State Level Environment Impact Assessment Authority, Uttar Pradesh		32/Praya/SEAC/4504/2019	
6.	Consent to Establish		01.07.2019	Obtained

	Uttar Pradesh Pollution Control Board	Waste Water Discharge	50001/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2019	
7.	NOC for Height Clearances	Height Clearances	01.07.2019	Obtained
	Airports Authority of India		AAI/RHQ/NR/ATM/NOC/REVALIDATION/2014/251/1101-1105	
8.	Structural Stability Certificate	Structural Stability	13.11.2018	Obtained
	Jamia Millia Islamia, New Delhi		2018/2580	
8.	Structural Stability Certificate	Structural Stability	22.10.2019	Obtained
	Indian Institute of Technology, Delhi		IITD/IRD/CWG/AKJAIN-27	
9.	Permission for Mining	Mining Permission	31.05.2019	Obtained
	Office of the District Magistrate, Gautam Buddha Nagar, Uttar Pradesh		89/Kh. Anu./2019-20	
10.	No dues Certificate	No Dues Certificate	09.08.2018	Obtained
	Noida Authority, Noida, Gautam Buddha Nagar, Uttar Pradesh		Noida/2018/1653	

Observations & Comments:

1. MIPL has obtained all the required Preliminary & Statutory Approvals from different Government Agencies.



PART G

PROJECT SCHEDULE & CURRENT STATUS

1. PROJECT SCHEDULE CHART: Project schedule is summarized in the below chart mentioning the important activities and milestones. This has been consolidated based on the current actual status of the various activities and rational projections for their completion time, considering the practical site conditions and what has been enumerated as time line in various contracts.

{Table: 9}

S. No.	ACTIVITIES		PLANNED COMMENCEMENT	PLANNED COMPLETION	CURRENT STATUS
1.	Land Acquisition & Development		Completed	Completed	Completed
2.	Site excavation		1 st Feb., 2020	15 th Nov., 2021	Completed
3.	Building Construction				
	Structure Work	Tower B & Retail Area	1 st Sep., 2020	7 th Sep., 2021	Superstructure of the Tower is completed having Basement 1 + Basement 2 + G + 10 floors. The material for glazing work has been purchased and was lying at site. Aluminium material for frame work of glazing is available at site and as per the information provided the glazing work will be started by Friday.
		Tower A	1 st April, 2021	9 th Oct., 2022	Foundation work is completed roof of basement 1 is partially laid.

	Façade works	Tower B & Retail Area	4 th July, 2021	1 st Dec., 2021	Not yet started material is purchased and lying at site. The work was stopped because of the govt. guidelines of air pollution.
		Tower A	23 rd March, 2022	17 th Jan., 2023	Not yet started
4.	Electrical, Fire Alarm & Low Voltage Works	Tower B & Retail Area	15 th May, 2021	9 th June, 2022	Not yet started
		Tower A	26 th Oct., 2021	19 th Jan., 2023	Not yet started
5.	HVAC Works	Tower B & Retail Area	15 th May, 2021	9 th June, 2022	Not yet started
		Tower A	26 th Oct., 2021	19 th Jan., 2023	Not yet started
6.	DG, Lift, UPS, STP, HSD & Other Equipment Works	Tower B & Retail Area	15 th May, 2021	9 th July, 2022	Not yet started
7.	PHE Works	Tower B & Retail Area	25 th April, 2021	20 th May, 2022	Not yet started
		Tower A	26 th Oct., 2021	19 th Jan., 2023	Not yet started
8.	BMS, CCTV & PA, Security system Works	Tower B & Retail Area	4 th July, 2021	30 th Jan., 2022	Not yet started
		Tower A	24 th Jan., 2022	19 th Jan., 2023	Not yet started
9.	Interior & Finishing works	Tower B & Retail Area	15 th May, 2021	9 th June, 2022	Not yet started
		Tower A	26 th Oct., 2021	19 th Jan., 2023	Not yet started
10.	External development, Landscaping & other beautification works	Tower B & Retail Area	7 th Sep., 2021	5 th Jan., 2022	Not yet started
		Tower A	21 st July, 2022	17 th Jan., 2023	Not yet started

11.	Handing Over & Rectification of Snags for Tower B & Retail	9 th July, 2022	23 rd Aug., 2022	Not yet started
12.	Handing Over & Rectification of Snags for Tower A	3 rd Jan., 2023	14 th Feb., 2023	Not yet started

OBSERVATIONS:

1. Commencement of construction was scheduled to be started in Feb., 2020. However due to delay in loan disbursement it couldn't be started and then since March, 2020 due to country wide lockdown because of Covid-19 pandemic it couldn't be started till date.
2. Now the construction has started and roof of Basement 1 and Basement 2 has already laid at the site.



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PROJECT SCHEDULE CHART PLANNED BY THE COMPANY PRIOR TO COVID-19 LOCKDOWN

{Table: 10}

S. No.	Description	Duration (Days)	Start date	Completion date
	MACONNS IT TOWER	653	1-Feb-20	15-Nov-21
A	Structure Work	420	1-Feb-20	27-Mar-21
1	Raft Foundation	62	1-Feb-20	3-Apr-20
2	2nd basement	72	15-Feb-20	27-Apr-20
3	1st basement	72	9-Mar-20	20-May-20
4	Ground floor	25	29-Apr-20	24-May-20
5	1st floor	25	14-May-20	5-Jun-20
5	2nd floor	22	29-May-20	20-Jun-20
6	3rd floor	22	13-Jun-20	5-Jul-20
7	4th floor	22	28-Jun-20	20-Jul-20
8	5th floor	22	12-Jul-20	3-Aug-20
9	6th floor	22	27-Jul-20	18-Aug-20
10	7th floor	22	13-Aug-20	4-Sep-20
11	8th floor	22	28-Aug-20	19-Sep-20
12	9th floor	22	12-Sep-20	4-Oct-20
13	10th floor	22	27-Sep-20	19-Oct-20
14	11th floor	22	12-Oct-20	31-Oct-20
15	12th floor	19	27-Oct-20	15-Nov-20
16	13th floor	19	11-Nov-20	30-Nov-20
17	14th floor	19	26-Nov-20	15-Dec-20
18	15th floor	19	11-Dec-20	30-Dec-20
19	16th floor	19	26-Dec-20	14-Jan-21
20	17th floor	19	10-Jan-21	26-Jan-21
21	18th floor	16	25-Jan-21	10-Feb-21
22	19th floor	16	4-Feb-21	20-Feb-21
23	Tower A Mumty & Terrace finishes	35	20-Feb-21	27-Mar-21
B	Facade Works	333	1-Sep-20	31-Jul-21
C	Hardscape and External development	213	30-Dec-20	31-Jul-21
D	Electrical	333	1-Dec-20	30-Oct-21
E	HVAC Works	333	1-Dec-20	30-Oct-21
F	PHE Works	333	1-Dec-20	30-Oct-21
G	LIFTS	271	1-Feb-21	30-Oct-21
H	INTERIORS	333	1-Dec-20	30-Oct-21
I	OTHERS/Completion of construction	287	1-Feb-21	15-Nov-21



{Table: 11}

REVISED CONSTRUCTION SCHEDULE - MACONNS DIGITAL IT PARK AS ON 31.07.2020					
S. No.	Description	AREA(Sqm)	Duration (Days)	Start date	Completion date
MACONNS DIGITAL IT PARK			896	1-Sep-20	14-Feb-23
Tower B & Retail			721	1-Sep-20	23-Aug-22
Tower A			684	1-Apr-21	14-Feb-23
A	Structure Work				
	Structure Work Tower B & Retail		371	1-Sep-20	7-Sep-21
	Structure Work Tower A		556	1-Apr-21	9-Oct-22
1	Raft Foundation (-8500 level)		90	1-Sep-20	30-Nov-20
	Construction Completed in Sep.-2020	2204			
	Oct.-2020	3900			
	Nov.-2020	3900			
2	2nd basement (-4200 level)		90	31-Oct-20	29-Jan-21
	Construction Completed in Nov.-2020	2204			
	Dec.-2020	3900			
	Jan.-2021	3900			
3	1st basement Tower Area/G.F		90	30-Dec-20	30-Mar-21
	Construction Completed in Jan.-2021	2204			
	Feb.-2021	3900			
	Mar.-2021	3900			
4	1st floor (+3500 & +7000 level) for Tower B Atrium	2750	30	10-Mar-21	9-Apr-21
5	2nd floor (+12500 level)+Part Raft Foundation Tower A (-8500lvl)	4151	24	1-Apr-21	25-Apr-21
6	3rd floor (+16700 level)+Part Raft Foundation Tower A (-8500lvl)	3559	20	15-Apr-21	5-May-21
7	4th floor (+20900 level)+Part Raft Foundation Tower A (-8500lvl) +Part 2nd basement Tower A (-4200 level)	3094	20	25-Apr-21	15-May-21
8	5th floor (+25100 level)+Part 2nd basement Tower A (-4200 level)	3094	20	5-May-21	25-May-21
9	6th floor (+29300 level)+Part 2nd basement Tower A (-4200 level)	3136	20	15-May-21	4-Jun-21
10	7th floor (+33500 level)+Part 2nd basement Tower A (-4200 level)	3136	20	25-May-21	14-Jun-21
11	8th floor (+37700 level)+Part 1st basement/GF Tower A	3163	20	4-Jun-21	24-Jun-21
12	9th floor (+41900 level)+Part 1st basement/GF Tower A	3205	20	14-Jun-21	4-Jul-21
13	10th floor (+46100 level)+Part 1st basement/GF Tower A	3163	20	24-Jun-21	14-Jul-21
14	Terrace (+50330 level)+Part 1st Floor Tower A (+7000level)	4345	30	4-Jul-21	3-Aug-21
15	Tower B Mumty & Water tanks, Water proofing etc.+ Part 1st Floor Tower A (+7000level)	1146	45	24-Jul-21	7-Sep-21
16	Part 1st Floor Tower A (+7000level)	1200	22	24-Jul-21	15-Aug-21
17	2nd Floor Tower A(+12500 level)				
	Construction Part -1	1500	22	5-Aug-21	27-Aug-21
	Construction Part-2	1612	22	17-Aug-21	8-Sep-21
18	3rd floor Roof(+16700 level) Tower A				
	Construction Part -1	800	22	29-Aug-21	20-Sep-21
	Construction Part-2	843	22	10-Sep-21	2-Oct-21
19	4th floor Roof(+20900 level) Tower A				
	Construction Part -1	1632	22	22-Sep-21	14-Oct-21
	Construction Part-2	1632	22	4-Oct-21	26-Oct-21

20	5th floor Roof(+25100 level) Tower A				
	Construction Part -1	1632	22	16-Oct-21	7-Nov-21
	Construction Part-2	1632	22	28-Oct-21	19-Nov-21
21	6th floor Roof(+29300 level) Tower A				
	Construction Part -1	1650	22	9-Nov-21	1-Dec-21
	Construction Part-2	1651	22	21-Nov-21	13-Dec-21
22	7th floor Roof(+33500 level) Tower A				
	Construction Part -1	1548	20	3-Dec-21	23-Dec-21
	Construction Part-2	1548	20	13-Dec-21	2-Jan-22
23	8th floor Roof(+37700 level) Tower A				
	Construction Part -1	1632	20	23-Dec-21	12-Jan-22
	Construction Part-2	1632	20	2-Jan-22	22-Jan-22
24	9th floor Roof(+41900 level) Tower A				
	Construction Part -1	1650	20	12-Jan-22	1-Feb-22
	Construction Part-2	1651	20	22-Jan-22	11-Feb-22
25	10th floor Roof(+46100 level) Tower A				
	Construction Part -1	1548	20	1-Feb-22	21-Feb-22
	Construction Part-2	1548	20	11-Feb-22	3-Mar-22
26	11th floor Roof(+50300 level) Tower A				
	Construction Part -1	1632	20	21-Feb-22	13-Mar-22
	Construction Part-2	1632	20	3-Mar-22	23-Mar-22
27	12th floor Roof(+54500 level) Tower A				
	Construction Part -1	1650	20	13-Mar-22	2-Apr-22
	Construction Part-2	1651	20	23-Mar-22	12-Apr-22
28	13th floor Roof(+58700 level) Tower A				
	Construction Part -1	1498	20	2-Apr-22	22-Apr-22
	Construction Part-2	1498	20	12-Apr-22	2-May-22
29	14th floor Roof(+62900 level) Tower A				
	Construction Part -1	1632	20	22-Apr-22	12-May-22
	Construction Part-2	1632	20	2-May-22	22-May-22
30	15th floor Roof(+67100 level) Tower A				
	Construction Part -1	1650	20	12-May-22	1-Jun-22
	Construction Part-2	1651	20	22-May-22	11-Jun-22
31	16th floor Roof(+71300 level) Tower A				
	Construction Part -1	1548	20	1-Jun-22	21-Jun-22
	Construction Part-2	1548	20	11-Jun-22	1-Jul-22
32	17th floor Roof(+75500 level) Tower A				
	Construction Part -1	1632	20	21-Jun-22	11-Jul-22
	Construction Part-2	1632	20	1-Jul-22	21-Jul-22
33	18th floor Roof(+79700 level) Tower A				
	Construction Part -1	1632	20	11-Jul-22	31-Jul-22
	Construction Part-2	1632	20	21-Jul-22	10-Aug-22
34	19th floor Roof(+83900 level) Tower A				
	Construction Part -1	1105	20	31-Jul-22	20-Aug-22
	Construction Part-2	1106	20	10-Aug-22	30-Aug-22
35	Terrace (+88100 level) Tower A				
	Construction Part -1	680	20	20-Aug-22	9-Sep-22
	Construction Part-2	680	20	30-Aug-22	19-Sep-22
36	Tower A Mumty & Water tanks, Water proofing etc	242	20	19-Sep-22	9-Oct-22
B	Facade Works - Tower B & Retail Area		150	4-Jul-21	1-Dec-21
	Tower A		300	23-Mar-22	17-Jan-23
C	Hardscape and External Development	1240			
	Tower B & Retail Area		120	7-Sep-21	5-Jan-22
	Tower A		180	21-Jul-22	17-Jan-23
D	ID/Civil Finishing Work - Tower B & Retail Area		420	15-May-21	9-Jul-22
	Tower A		450	26-Oct-21	19-Jan-23
E	Electrical, Fire Alarm & Low Voltage Works				
	Tower B & Retail Area		390	15-May-21	9-Jun-22
	Tower A		450	26-Oct-21	19-Jan-23
F	HVAC Works-Tower B & Retail Area		390	15-May-21	9-Jun-22
	Tower A		450	26-Oct-21	19-Jan-23
G	PHE Works-Tower B & Retail Area		390	25-Apr-21	20-May-22
	Tower A		450	26-Oct-21	19-Jan-23
H	BMS, CCTV & PA, Security system Works				
	Tower B & Retail Area		210	4-Jul-21	30-Jan-22
	Tower A		360	24-Jan-22	19-Jan-23
I	DG, Lift, UPS, STP, HSD & Other Equipment Works				
	Tower B & Retail Area		420	15-May-21	9-Jul-22
	Handing Over & Rectification of Snags for Tower B & Retail		45	9-Jul-22	23-Aug-22
	Tower A		410	19-Nov-21	3-Jan-23
	Handing Over & Rectification of Snags for Tower A		42	3-Jan-23	14-Feb-23

PART H

OBSERVATIONS & COMMENTS

1. Maconns Infra Private Limited (MIPL) has proposed to develop an IT Campus Project named 'Digital Park' accommodating Office space saleable area approx. 8,37,455 sq.ft. and retail saleable area approx. 1,00,000 sq.ft. spread over a land area measuring 20,000 sq. mtr. at Plot No. B-09, Sector-132, Noida, Gautam Buddha Nagar, Uttar Pradesh.
2. MIPL has signed the Memorandum of Agreement (MOA) with M/s. Steria India Ltd. for the lease of office spaces in 3 phases as per their required specifications.
3. For the construction purpose, MIPL has signed a Construction Agreement with M/s. Hi-Tech competent Builders Pvt. Ltd. on 28.02.2020 to construct proposed IT Campus Project having total Built-up area 1192945 sq. ft. comprising of 2 High rise Towers.
4. Total proposed project cost has been estimated at Rs.357.29 cr., which is proposed to be funded with a debt-equity ratio of 56:44, i.e. debt of Rs.200.00 cr. and equity of Rs.157.29 cr. Debt requirement of the Project is proposed to be financed through Term Loan (TL) from State Bank of India which has shown interest to process the debt amount of Rs.200.00 cr.
5. The CA Certificate provided to us is upto 30.09.2021 and the amount incurred as per the CA Certificate is Rs.100.25 cr. However, the ledgers provided to us are from 01.07.2021 to 30.09.2021.
6. As per the records provided by the company from 01.07.2021 to 30.09.2021, MIPL has shown total incurred amount of **Rs.13.19 cr.** which has been approved by the LIE.
7. Total expenses shown against Construction cost by the MIPL as per the ledgers is Rs. 12.55 cr. which also includes the Consultant fees, site expenses, etc. from 01.07.2021 to 30.09.2021.
8. The company has assigned some new contractors as follows:
 - AKG Plastics Pvt. Ltd. – For the supply of Conduit Pipe
 - Chandgi Ram & Company – for the supply of PVC Pipe
 - KSP Hydro Engineers Pvt. Ltd. – For STP Work
 - Uri Design Studio – Lightning Consultants



- TK Elevator India Pvt. Ltd. – Elevator Contractor
- Mitsubishi Elevator India Pvt. Ltd. – Elevators Contractor

9. Company has obtained all the required preliminary, statutory approvals & clearances (Pollution NOC, Letter of Comfort, Environment clearance, Provisional Firefighting NOC, Consent to Establishment, Height Clearances, Mining Permission, and Structural Stability Certificate etc.).
10. For the Land, MIPL has already acquired the land measuring 20,000 sq.mtr. from Noida Authority on long term lease for the period of 90 years in Sector-132, Noida, Gautam Buddha Nagar.
11. As per the current status of the site, the superstructure of Tower B is completed. Now glazing work is to be start some of the material for the same is purchased and lying at site at the time of site survey. In Tower A foundation work is completed and the roof of the 1st basement is partially laid at the time of site survey dated: 14/12/2021. Currently the construction is stopped due to the government guideline I regard to improve the air quality index.
12. Commencement of construction was scheduled to be started in Feb., 2020. However due to delay in loan disbursement it couldn't be started and then since March, 2020 due to country wide lockdown because of Covid-19 pandemic it couldn't be started as per the schedule.
13. As per the past experience of the Company, in constructing built to suit project, it appears that Company is capable of delivering the Project.



PART I

DISCLAIMER

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. This report is prepared based on the copies of the documents/ information which the Bank/ Company has provided to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. The client/owner and its management/representatives warranted to us that the information they supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct in all respect. I/We shall not be liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or wilful default on part of the owner, company, its directors, employee, representative or agents. Verification or cross checking of the documents provided to us from the originals or from any Govt. departments/ Record of Registrar has not been done at our end since this is beyond the scope of our work. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
3. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents, etc. have not been done at our end and same has to be taken care by legal expert/ Advocate. It is assumed that the concerned Lender/ Financial Institution has satisfied them with the authenticity of the documents, information given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for this report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4. This report is a general analysis of the project based on the scope mentioned in the report. This is not an Audit report, Design document, DPR or Techno feasibility study. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the company is true best of their knowledge.
5. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
6. Bank/FII should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and its specifically advised to the creditor to cross verify the

original documents for the facts mentioned in the report which can be availed from the borrowing company directly.

7. In case of any default in loans or the credit facility extended to the borrowing company, R.K Associates shall not be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.
8. The documents, information, data provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work.
9. This report only contains general assessment & opinion as per the scope of work evaluated as per the information given in the copy of documents, information, data provided to us and/ and confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
10. We have relied on data from third party, external sources & information available on public domain also to conclude this report. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data has been correctly extracted from those sources and /or reproduced in its proper form and context, however still we can't vouch its authenticity, correctness or accuracy.
11. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
12. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
13. All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
14. Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall

be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.

15. Defect Liability Period is **15 DAYS**. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes, incorrect data/ figures/ statement will be entertained within the defect liability period. Any new changes for any additional information in already approved report will be regarded as additional work for which additional fees may be charged. No request for any illegitimate change in regard to any facts & figures will be entertained.
16. R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 15 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Financial Feasibility Study Services will be entertained due to possible change in situation and condition of the subject Project.
17. Our Data retention policy is of **ONE YEAR**. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
18. This Financial Feasibility Study report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) Information/ Data/ Inputs given to us by the client and (3) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or at least within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
19. R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.

Place : Noida
Date : 15.12.2021
Note : This report contains 40 pages

FOR INTERNAL USE

SURVEYED BY: Er. Ritesh Singh

PREPARED BY: PE Team

REVIEWED BY: MA

For R.K Associates Valuers & Techno
Engineering Consultants Pvt. Ltd.



- DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates Valuers Techno Engineering Consultants (P) Ltd. won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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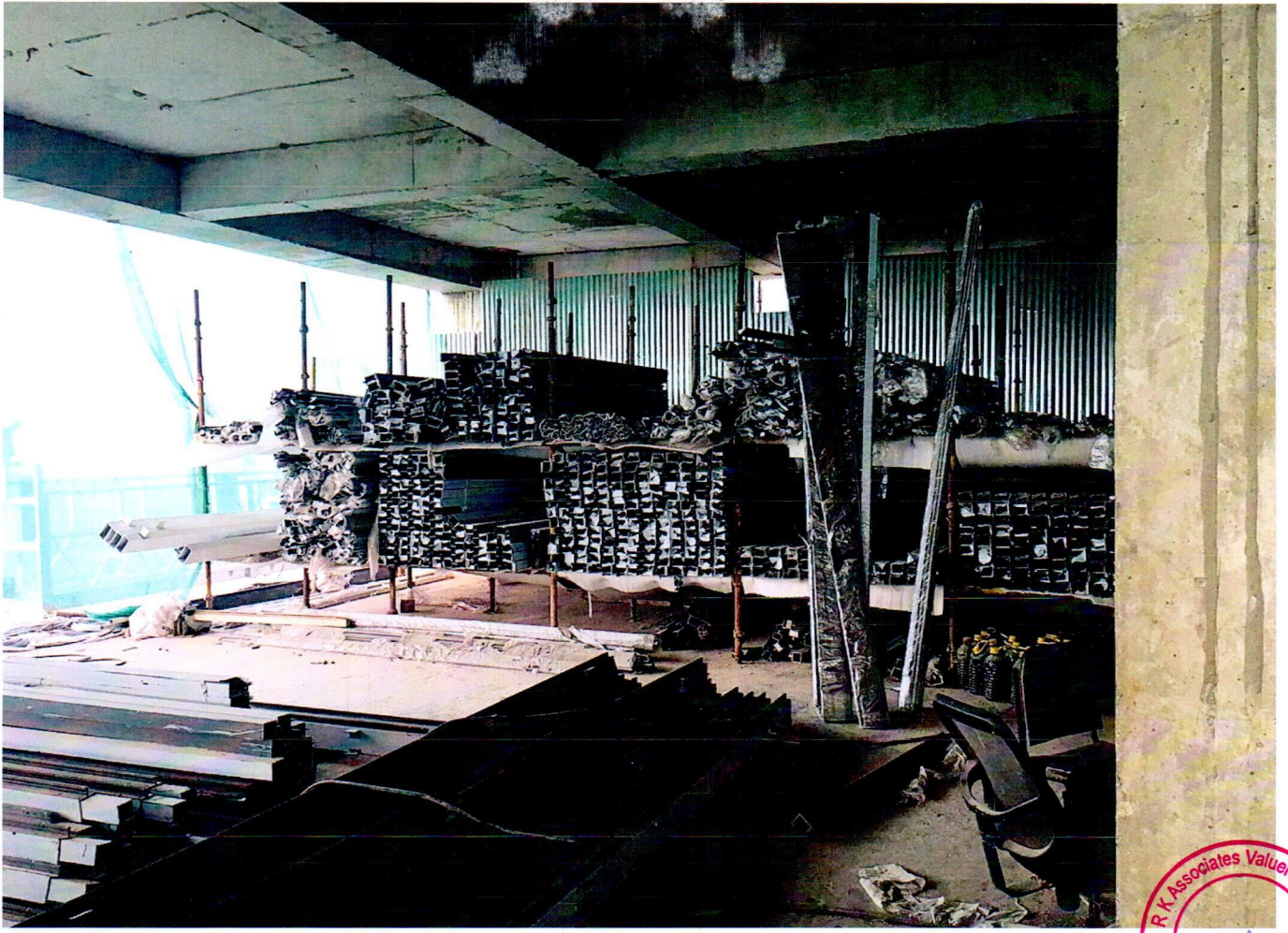












R K Associates Valuers & Techno Engineering







To,

State Bank of India

Ref: Maconns Infra Private Limited**Sub: Certificate on Cost incurred on the Project as at 30.09.2021**

Dear Sir/Madam,

On the basis of the bills, invoices, supporting documents and information produced before us by the management of M/s Maconns Infra Private Limited having its site (the Project) which is under development at B-9, Sector-132, Noida, Uttar Pradesh-201304, this is to certify that the Company has incurred following expenditure till 30th Sept, 2021 for the project:

All Figures in INR unless otherwise stated

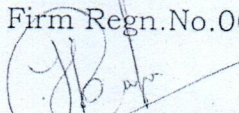
S.No.	Particulars	Upto 31.03.2021 (Audited)	From 01.04.2021 to 30.09.2021 (Unaudited)	Total
1.	Lease hold Land	43,00,50,600	-	43,00,50,600
2.	Cost of Development including GST Recoverable*	35,08,14,111	17,24,34,227	52,32,48,338
3.	Capital Expenditure (Gross Block)	11,55,808	-	11,55,808
4.	Advance to Supplier against Project	5,54,36,791	-73,04,694	4,81,32,097
	Grand Total	83,74,57,310	16,51,29,533	100,25,86,843

*The sale of Soil amounting to Rs. 2,19,04,762 has not been reduced with the cost of development. It has been assumed to be part of the Sources of Fund

For M. B. Gupta & Co.

(Chartered Accountants)

Firm Regn.No.0006928N


Jagdish Gupta
(Partner)

M.No.525377

UDIN: 21525377AAAAGE2977

Place: Noida

Dated: 19/10/2021



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

Purchase 5%
Ledger Account

1-Jul-2021 to 30-Sep-2021

Date	Particulars	Vch Type	Vch No.	Debit	Cred
7-7-2021	To (as per details)	Journal	93	47,236.18	
	CGST Input - 2.5%	1,180.91 Dr			
	SGST Input - 2.5%	1,180.91 Dr			
	Shri Maha Durga Transport	49,598.00 Cr			
	Being Bill No. 02 Dated 02.06.2021 of Soil				
	To (as per details)	Journal	94	45,712.36	
	CGST Input - 2.5%	1,142.82 Dr			
	SGST Input - 2.5%	1,142.82 Dr			
	Shri Maha Durga Transport	47,998.00 Cr			
	Being Bill No. 03 Dated 04.06.2021				
	To (as per details)	Journal	95	41,141.92	
	CGST Input - 2.5%	1,028.54 Dr			
	SGST Input - 2.5%	1,028.54 Dr			
	Shri Maha Durga Transport	43,199.00 Cr			
	Being Bill No. 04 Dated 05.06.2021				
	To (as per details)	Journal	96	47,236.18	
	CGST Input - 2.5%	1,180.91 Dr			
	SGST Input - 2.5%	1,180.91 Dr			
	Shri Maha Durga Transport	49,598.00 Cr			
	Being Bill No. 05 Dated 07.06.2021				
	To (as per details)	Journal	97	38,097.00	
	CGST Input - 2.5%	952.43 Dr			
	SGST Input - 2.5%	952.43 Dr			
	Shri Maha Durga Transport	40,002.00 Cr			
	Short & Excess	0.14 Dr			
	Being Bill No. 06 Dated 09.06.2021				
	To (as per details)	Journal	98	36,573.12	
	CGST Input - 2.5%	914.33 Dr			
	SGST Input - 2.5%	914.33 Dr			
	Shri Maha Durga Transport	38,402.00 Cr			
	Short & Excess	0.22 Dr			
	Being Bill No. 07 Dated 12.06.2021 for Soil				
	To (as per details)	Journal	99	32,001.48	
	CGST Input - 2.5%	800.04 Dr			
	SGST Input - 2.5%	800.04 Dr			
	Shri Maha Durga Transport	33,602.00 Cr			
	Short & Excess	0.44 Dr			
	Being Bill No. 08 Dated 14.06.2021 for soil				
	To (as per details)	Journal	100	42,668.00	
	CGST Input - 2.5%	1,066.72 Dr			
	SGST Input - 2.5%	1,066.72 Dr			
	Shri Maha Durga Transport	44,801.00 Cr			
	Short & Excess	0.44 Cr			
	Being Bill No. 09 Dated 19.06.2021 for Soil				

Carried Over



(ORIGINAL FOR RECIPIENT)

Sl No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	Soil	25309099	372 Cubic	126.98	Cubic	47,236.56
	CGST OUTPUT@2.5%			2.50	%	1,180.91
	SGST OUTPUT@2.5%			2.50	%	1,180.91
	Less : R/OFF					(-).038
	Total		372 Cubic			₹ 49,598.00

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
25309099	47,236.56	2.50%	1,180.91	2.50%	1,180.91	2,361.82
Total	47,236.56		1,180.91		1,180.91	2,361.82

Bank Name : HDFC BANK
A/c No. : 50200051338203
Branch & IFS Code: DADRI & HDFC0000927

7/12G-1
+ Authorised Signatory



(ORIGINAL FOR RECIPIENT)

This is a Computer Generated Invoice



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

Telephone Exp.
Ledger Account

1-Jul-2021 to 30-Sep-2021

Date	Particulars	Vch Type	Vch No.	Debit	Page 1 Credit
1-7-2021	To Reliance Jio Inform Ltd	Journal	85	1,990.00	
	To Shyam Spectra Pvt Ltd	Journal	87	1,599.00	
	Being Bill No. HUPI006585/21-22 Dated 01.07.2021 for the Period 01.07.2021 to 31.07.2021				
1-8-2021	To Reliance Jio Inform Ltd	Journal	122	1,990.00	
	Being Bill No. 550500067391 Dated 01.08.2021 For the Period 01.07.2021 to 31.07.2021				
	To Shyam Spectra Pvt Ltd	Journal	123	1,599.00	
	Being Bill No. HUPI008583/21-22 Dated 01.08.2021 for the Period 01.08.2021 to 31.08.2021				
24-8-2021	To Vodafone/idea Ltd A/c-100056804281	Journal	143	698.00	
	Being Bill No. UPI0507193161498 for the Period 06.06.2021 to 05.07.2021				
	To Vodafone/idea Ltd A/c-100056804281	Journal	144	598.00	
	Being Bill No. UPI0508195484155 for the Period 06.07.2021 to 05.08.2021				
1-9-2021	To Reliance Jio Inform Ltd	Journal Voucher	JV/2021/09/001	1,990.00	
	Being Bill No. 526000103716 Dated 01.09.2021 for the Period 01.08.2021 to 31.08.2021				
	To Shyam Spectra Pvt Ltd	Journal Voucher	JV/2021/09/002	1,599.00	
	Being bill No. HUPI010589/21-22 dated 01.9.2021 for the Period 01.09.2021 to 30.09.2021				
30-9-2021	To Vodafone/idea Ltd A/c-100056804281	Journal Voucher	JV/2021/09/049	601.12	
	Being Bill No. UPSO030921829767 for the Period 06.08.2021 to 05.09.2021				
				12,664.12	
By	Closing Balance				12,664.12
				12,664.12	12,664.12



Tax Invoice

Original for Recipient

MACONNS INFRA PRIVATE LIMITED

B-9, Ground, Plot No. B-9, Sector 132, Sector-132,
Noida
201301, 100006

Mobile Number 9811392100
Alternate Contact No.
Email ID rishi@maconns.com

Installation City Noida
GST No 09AAGCA6228B1ZY
State Uttar Pradesh
State Code 09

Customer Account Number (CAN) 226832

Bill Number

Billing Frequency

Bill Date

Due Date

Plan Code

Plan Name

TAN Number

Tax Payable on Reverse Charge

HUPI006585/21-22

Monthly Advance

1 July, 2021

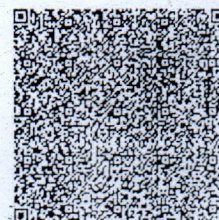
8 July, 2021

OBB500_500_GB_M

Spectra For Office

DELM22784G

No



IRN: 30361eab016995a43084957e3feff9c222ace5b02a1e6deeb72463f6c931325d

Bill Summary

Previous Balance	Payment	Adjustments	Current Bill Charges	Amount Payable	Due Date	Amount Payable After Due Date
₹ 2,005.64	₹ -2,005.64	₹ 00.00	₹ 1,886.82	₹ 1,886.82	8 July, 2021	₹ 2,004.82

Summary of Charges

1. One Time Charges	00.00
2. Recurring Charges	1,599.00
3. Other Charges	00.00
4. Discounts	00.00

Gross Taxable Value 1,599.00

GST 287.82

Current Bill Charges 1,886.82

Passed For Rs. 1,886.82
Cheque No. AN 11115 dt. 03/07/21
Amount 1,886.82
On A/c Shyam Spectra Pvt. Ltd.

Pay Your Bill

Online

www.spectra.co

Through NEFT/RTGS

Please make the payment as per details provided below

Bank Name

Bank Account No.

IFSC Code

Axis Bank Ltd.

CITY226832*

UTIB0CCH274

GST No. (Uttar Pradesh)

SAC / HSN Code - 998422

PAN Number

09AADCC3694E1ZL

Internet access services in wired and wireless mode

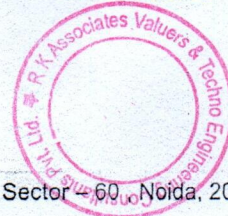
AADCC3694E

* Please add as third party beneficiary (including Axis Bank Customer)

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Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

Conveyance Expenses Site
Ledger Account

1-Jul-2021 to 30-Sep-2021

Date	Particulars	Vch Type	Vch No.	Debit	Credit
31-7-2021	To (as per details)	Journal	120	22,587.00	
	Staff Welfare	24,995.00 Dr			
	Printing & Stationery	19,202.00 Dr			
	Misc. Exp (Site)	14,683.00 Dr			
	Imprest Prashant Gupta (GM-Project)	81,467.00 Cr			
	BEING SITE EXPENSES INCURRED AGAINST IMPREST A/C FOR THE M/O JULY 2021				
31-8-2021	To (as per details)	Journal	155	22,715.00	
	Staff Welfare	26,897.00 Dr			
	Printing & Stationery	16,869.00 Dr			
	Misc. Exp (Site)	15,950.00 Dr			
	Imprest Prashant Gupta (GM-Project)	82,431.00 Cr			
	BEING SITE EXPENSES INCURRED AGAINST IMPREST A/C FOR THE M/O AUG 2021				
30-9-2021	To (as per details)	Journal Voucher	JV/2021/09/038	22,500.00	
	Staff Welfare	34,018.00 Dr			
	Printing & Stationery	12,391.00 Dr			
	Misc. Exp (Site)	12,670.00 Dr			
	Imprest Prashant Gupta (GM-Project)	81,579.00 Cr			
	BEING SITE EXPENSES INCURRED AGAINST IMPREST A/C FOR THE M/O SEP 2021				
				67,802.00	
By	Closing Balance				67,802.00
				67,802.00	67,802.00



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

Freight

Ledger Account

1-Jul-2021 to 30-Sep-2021

Date	Particulars	Vch Type	Vch No.	Debit	Cred
13-8-2021	To (as per details)	Journal	135	500.00	
	Purchase 18%	9,027.12 Dr			
	SGST Input - 9%	857.44 Dr			
	CGST Input - 9%	857.44 Dr			
	Garg Steel Fabrication	11,242.00 Cr			
	Being Bill No. GSF/21-22/0942 Dated 13.08.2021				
20-8-2021	To (as per details)	Journal	139	1,000.00	
	Purchase 18%	56,482.00 Dr			
	CGST Input - 9%	5,173.38 Dr			
	SGST Input - 9%	5,173.38 Dr			
	Chandgi Ram & Company	67,829.00 Cr			
	Short & Excess	0.24 Dr			
	Being Bill No. 373 Dated 20.08.2021				
30-9-2021	To (as per details)	Journal Voucher	JV/2021/09/035	600.00	
	Purchase 18%	15,783.25 Dr			
	SGST Input - 9%	1,474.49 Dr			
	CGST Input - 9%	1,474.49 Dr			
	Garg Steel Fabrication	19,332.00 Cr			
	Short & Excess	0.23 Cr			
	Being Bill No. GSF/21-22/1324 Dated 25.09.2021				
	To (as per details)	Journal Voucher	JV/2021/09/036	400.00	
	Purchase 18%	1,974.54 Dr			
	Purchase 5%	695.26 Dr			
	CGST Input - 9%	177.71 Dr			
	SGST Input - 9%	177.71 Dr			
	CGST Input - 2.5%	17.37 Dr			
	SGST Input - 2.5%	17.37 Dr			
	Aggarwal Paint and Hardware	3,460.00 Cr			
	Short & Excess	0.04 Dr			
	Being Bill No. 1304 Dated 29.09.2021				
				2,500.00	
By	Closing Balance				2,500.0
				2,500.00	2,500.0



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

Incentive
Ledger Account

1-Jul-2021 to 30-Sep-2021

Date	Particulars	Vch Type	Vch No.	Debit	Credit
10-8-2021	To (as per details)	Journal	131	61,250.00	
	TDS on Salary U/s 192B	20,854.00 Cr			
	Incentive Payable	40,396.00 Cr			
	BEING INCENTIVE PAYABLE TO PRASHANT GUPTA M/O JULY 2021				
	To (as per details)	Journal	132	42,292.00	
	TDS on Salary U/s 192B	14,292.00 Cr			
	Incentive Payable	28,000.00 Cr			
	BEING INCENTIVE PAYABLE TO PARVEEN MISHRA M/O JULY 2021				
31-8-2021	To (as per details)	Journal	148	61,250.00	
	TDS on Salary U/s 192B	16,975.00 Cr			
	Incentive Payable	44,275.00 Cr			
	BEING INCENTIVE PAYABLE TO PRASHANT GUPTA M/O AUG 2021				
	To (as per details)	Journal	149	42,292.00	
	TDS on Salary U/s 192B	288.00 Cr			
	Incentive Payable	42,004.00 Cr			
	BEING INCENTIVE PAYABLE TO PARVEEN MISHRA M/O AUG 2021				
30-9-2021	To (as per details)	Journal Voucher	JV/2021/09/032	61,250.00	
	TDS on Salary U/s 192B	16,975.00 Cr			
	Incentive Payable	44,275.00 Cr			
	BEING INCENTIVE PAYABLE TO PRASHANT GUPTA M/O SEP 2021				
	To (as per details)	Journal Voucher	JV/2021/09/033	42,292.00	
	TDS on Salary U/s 192B	288.00 Cr			
	Incentive Payable	42,004.00 Cr			
	BEING INCENTIVE PAYABLE TO PARVEEN MISHRA M/O SEP 2021				
				3,10,626.00	
By	Closing Balance				3,10,626.00
				3,10,626.00	3,10,626.00



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

Professional Charges (Civil)

Ledger Account

1-Jul-2021 to 30-Sep-2021

Date	Particulars	Vch Type	Vch No.	Debit	Page Cred
2-8-2021	To (as per details)	Journal	124	2,00,000.00	
	IGST Input - 18%	36,000.00 Dr			
	Dema Consulting	2,36,000.00 Cr			
	Being Bill No. 10/2021-22 Dated 02.08.2021				
13-8-2021	To (as per details)	Journal	136	10,00,000.00	
	CGST Input - 9%	90,000.00 Dr			
	SGST Input - 9%	90,000.00 Dr			
	TDS on Professional U/s 194J	1,00,000.00 Cr			
	DFA Consultants Private Limited	10,80,000.00 Cr			
	Being Bill No. DFA-2021-22/017 Dated 13.08.2021				
27-9-2021	To (as per details)	Journal Voucher	JV/2021/09/024	2,07,500.00	
	IGST Input - 18%	37,350.00 Dr			
	TDS on Professional U/s 194J	20,750.00 Cr			
	NNC Design International	2,24,100.00 Cr			
	Being Bill No. 31/09-21-22 Dated 20.09.2021				
				14,07,500.00	
By	Closing Balance				14,07,500.00
				14,07,500.00	14,07,500.00



DEMA CONSULTING

#10/3, W-BLOCK, DLF PHASE-III, GURUGRAM-122002

GSTIN: 06AACFD5752G1ZM

PAN NO. - AACFD5752G

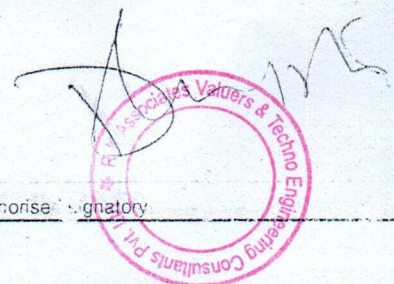
Tax Invoice

TI No. 10/2021-22				PO No: FAÇADE CONSULTANCY			
T Date : 02/08/2021				PO Date: 14 JANUARY 2019			
State: HARYANA			Code	6	CONTRACT VALUE Rs.- 12,50,000 + GST		
					PROJECT: 5 ACRES, B-9, SECTOR-132, NOIDA		
Bill to Party					Place of Supply		
Name: M/s. Maconn's Infra Pvt. Ltd.							
Address: B-9 Sector-132, Noida-201305					B-9, SECTOR-132, NOIDA-5 ACRES		
GSTIN: 09AAGCA6228B1ZY							
State: UTTAR PRADESH			Code	9	State: UTTAR PRADESH		Code 9

Sr. No.	Product Description	SAC/HSN Code	Payment Received (Rs.)	Billed Amount (Rs.)
	GLAZING SERVICES	9983		
1	Advance with Order @ 10%		125000.00	
2	On submission of Schematic Design as per 1c, cost estimates & selection of material @ 8%		100000.00	
3	On submission of Schematic Design as per 1c, cost estimates & selection of material @ 7%		87500.00	
4	On issuance of Tender documents consisting of all Technical specs, BOO etc. complete in all respects duly approved from us @ 1% (Stage Value - 25% claimed-1%)		12500.00	
5	On issuance of Tender documents consisting of all Technical specs, BOO etc complete in all respects duly Approved from us @ 16%			200000.00

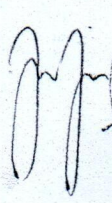
Total Amount in words	Total Value	Rs.	200000.00
Rupees Two Lacs Thirty Six Thousand only.	Add: CGST @	Rs.	
	Add: SGST @	Rs.	
	Add: IGST @ 18%	Rs.	36000.00
	Total with GST	Rs.	236000.00

Bank details:	For Dema Consulting:
Bank name: Corporation Bank, Sikanderpur Branch, DLF Phase-I, Gurugram.	
A/c No. 510101005712563	
IFSC Code CORP0000440	
R/GS/NEFT/ECS 510101005712563	





DFA CONSULTANTS
PVT. LTD.

TAX INVOICE			
<p>M/s DFA Consultants Private Limited Advant IT Park, Unit-602, Tower-B Sector-142 Noida, Uttar Pradesh -201305 GSTIN No. 09AACCD2673B1ZY PAN No. AACCD2673B</p>			
Bill to	Place of Supply	Invoice No.	Dated
M/s Maconn's Infra Pvt. Ltd. B - 9 Sector - 132 Noida-201309 U.P. GSTIN : 09AAGCA6228B1ZY	Plot No. 9 Sector 132, Expressway Noida Uttar Pradesh	DFA-2021-22/017	13-08-2021
Description of Services		SAC CODE	Amount (in INR)
Professional fees due at this stage		998323	1000000
Add: SGST @ 9%		9%	90000
Add: CGST @ 9%		9%	90000
Total			1180000
Amount Chargeable (in words) Rupees Eleven lacs eighty thousand only		For DFA Consultants Pvt. Ltd.	
Note-Please make cheque in favor of "DFA Consultants Private Limited"		 DFA CONSULTANTS PVT. LTD. NOIDA Authorised Signatory	
NEFT/RTGS Details "DFA Consultants Private Limited"; Account Number - 18972560000222 Bank - HDFC Bank Ltd. BK-11, Sector - 1 Noida -201301, Uttar Pradesh ; MICR No - 110240202; RTGS/NEFT IFSC - HDFC0001897			



TAX INVOICE

ORIGINAL FOR RECEIPT

INVOICE NO: 31/09-21-22

DATE OF ISSUE :20.09.2021

GSTIN: 07AFZPM7459M1Z8

STATE : Delhi

Company's/Firm's Name: NNC Design International

Address :G-70, 2nd Floor, Jaswant Plaza, Shaheen Bagh, New Delhi -110025

RECEIVER (BILL To)

Name: : Maconns Infra Private Limited

Billing Address : Block - B 9, Sector 132, Noida, Gautam Budh Nagar,
Uttar Pradesh, - 201301

GSTIN:09AAGCA6228B1ZY

State : Uttar Pradesh

State Code: 09

Sr No.	HSN/ SAC	Name of Good or/and Services Supplied	Rate	Amount	Amount
1	998332	Professional Fees for Structural design of IT Park at Sector 132, Noida Total Project Fees : As per Agreement Rs. 41,50,000.0 Fees due at this Stage: 12.5% of 40% On submission of GFC drawing Phase wise Passed For Rs. 224,100/- Cheque No. 91141NE dt. 23/9/21 Amount 224,100/- On A/c NNC Design International Total Net Payable		2,07,500.00	

TOTAL Taxable Value

2,07,5

2,07,5

CGST @9%

CGST @9%

IGST @ 18%

37,35

Total Amount Payable inclusive of GST tax (SGST / UGST / CGST / IGST)

2,44,8

Total Invoice Amount in words: Rupees Two lacs forty four thousand eight hundred fifty only)

Subject to Delhi Jurisdiction

Bank Details:- Current a/c No 502201010133642

Union Bank of India - Ground floor, D-326/3, Jamia
Nagar, New Delhi-110025

RTGS/NEFT code- UBIN0558451

MICR code- 110026095.

For NNC Design International

Authorized Signatory



NNC DESIGN INTERNATIONAL



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

Payment to Contractor-Civil Structure Work
Ledger Account

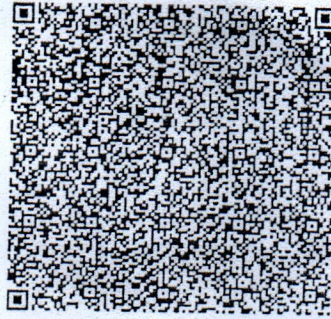
1-Jul-2021 to 30-Sep-2021

Date	Particulars	Vch Type	Vch No.	Debit	Page Cred
5-7-2021	To Hitech Competent Builders (P) Ltd (Mobilisation Ad)	Journal	91	1,05,82,383.00	
27-7-2021	To Hitech Competent Builders (P) Ltd (Mobilisation Ad)	Journal	107	85,15,181.00	
	To Hitech Competent Builders (P) Ltd (Mobilisation Ad)	Journal	108	29,40,021.00	
3-8-2021	To Hitech Competent Builders (P) Ltd (Mobilisation Ad)	Journal	127	47,38,049.00	
10-8-2021	To Hitech Competent Builders (P) Ltd (Mobilisation Ad)	Journal	130	33,32,839.00	
20-8-2021	To Hitech Competent Builders (P) Ltd (Mobilisation Ad)	Journal	140	96,17,971.34	
8-9-2021	To Hitech Competent Builders (P) Ltd (Mobilisation Ad)	Journal Voucher	JV/2021/09/005	91,82,693.27	
	To Hitech Competent Builders (P) Ltd (Mobilisation Ad)	Journal Voucher	JV/2021/09/006	22,58,166.00	
25-9-2021	To Hitech Competent Builders (P) Ltd (Mobilisation Ad)	Journal Voucher	JV/2021/09/023	1,09,77,035.00	
30-9-2021	To Hitech Competent Builders (P) Ltd (Mobilisation Ad)	Journal Voucher	JV/2021/09/029	95,69,464.02	
				7,17,13,802.63	
By	Closing Balance				7,17,13,802.63
					7,17,13,802.63



09AABCH5268H1ZE

HITECH COMPETENT BUILDERS PVT LTD



1.e-Invoice Details

IRN : ac485314d6d4b021ba53905bac80df310 Ack No. : 142110493190254
1e72c79064c030d9eeed4a757caee5

Ack Date : 05-07-2021 16:26:00

2.Transaction Details

Category : B2B

Document No. : HTCBL/UP2122-17 IGST applicable despite Supplier and Recipient located in same State : No

Document Type : Tax Invoice Document Date : 05-07-2021

3.Party Details

Supplier :

GSTIN : 09AABCH5268H1ZE
HITECH COMPETENT BUILDERS PVT LTD
F/3819, RAJAJIPURAM
LUCKNOW 226016 UTTAR PRADESH

Recipient :

GSTIN : 09AAGCA6228B1ZY
M/S MACONNS INFRA PVT LTD
B-9, SECTOR 132 GAUTAM BUDH NAGAR
NOIDA Place of Supply: UTTAR PRADESH
201301 UTTAR PRADESH

4.Details of Goods / Services

SlNo	Item Description	HSN Code	Quantity	Unit	Unit Price(Rs)	Discount(Rs)	Taxable Amount(Rs)	Tax Rate(GST + Cess State Cess + Cess Non.Advol)	Other charges	Total
1	Work Contract Service-13th RA Bill - Civil Construction Work of Digital IT Park Tower B - Super Structure Second Floor Roof, Sr No 06 (Balance-Grid Y07-Y09/X14-12)(1140-466.48)X10.764 Sqft @997@78% Tower B - Third Floor Roof, Sr no 07,1097X10.764 Sqft@997@42%	995413	1	OTH	10582383	0	10582383	18.00 + 0.00 0.00 + 0	0	12487211.94
Tax'ble Amt		CGST Amt	SGST Amt	IGST Amt	CESS Amt	State CESS	Discount	Other Charges	Round off Amt	Tot Inv. Amt
10582383.00		952414.47	952414.47	0.00	0.00	0.00	0.00	0.00	0.00	12487211.94

Generated By : 09AABCH5268H1ZE

Print Date : 05-07-2021 16:26:06



142110493190254

eSign

Digitally Signed by NIC-IRP
on : 2021-07-05 16:26:00