



Chartered Accountants Certificate			
Form - REG - 3			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.12.2019			
Certification work Assigned vide letter No. - NIL Dated - 15.04.2020			
UDIN No. - 20409153AAAAB89084			
Subject: Certificate of amount incurred on Sanskarcity Project, for Construction of 5 Nos. of Towers (Viz. A / B / C / D / E) situated on GH - 08, Sanskarcity, Rukmani Vihar, Chhatikara Road, Vrindavan, Mathura, Uttar Pradesh, ZIP - 281121, Development Authority - Mathura Vrindavan Development Authority (MVDA) District Mathura, admeasuring 15,929.70 Sq. Mtrs. area, being developed by N P Infratech Pvt. Ltd., having UP RERA Registration No. - UPRERAPRJ7842, Designated A/c No. - 215702000000114, Sanskarcity RERA 70% Escrow A/c, Indian Overseas Bank (IOB)			
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.	3,528	3,345
SUB TOTAL LAND COST (in Rs.)		3,528	3,345
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)	50	50
SUB TOTAL FEES PAID (in Rs.)		50	50
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);	7,977	3,314
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		7,977	3,312
3B	Cost of construction incurred (As Certified by Project Engineer)	7,977	3,312
3C	Total Construction Cost (Lower of 3A and 3B.)	3,136	1,810
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)	11,113	5,122
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	14,691	8,517
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)		

Gaurav Agrawal





Form - REG - 9

Chartered Accountants Certificate

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

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UDIN No. - 20409153AAAAB9084

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S.No.	Particulars	Rs. in Lacs	Rs. in Lacs
		Total Cost Estimated	Amount incurred till now
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 5 Nos. Towers)	42%	
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)%	58%	
7	Total amount received from Allottees till date since inception of the Project (in Rs.)		3,501
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		2,451
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)		8,517
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the Designated Account)		2,451
11	Balance available in Designated A/c as on 31.12.2019		0.97
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 - Row 10)		6,067

This certificate is being issued on specific request of M/s N P Infratech 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 Registered under

CA. Gaurav Jai Agrawal

(Proprietor)

Member No. - 1001255

Date: 15.04.2020

Place: Greater Noida



Notes to CA Certificate (Sanskarcity Project – UPRERAPRI7842)

Annexure - 1

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Sale Deed Dated – 01.04.2017 of the Project Land.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 7,977 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. 3,136 Lacs have been considered on the basis of Term Loan / Credit facility (ies) / Unsecured Loans which have been already taken and utilised and yet to be taken and utilised for project.
- (e) Total Incurred Finance Cost / Interest Cost have been considered on the basis of Accrued expenses booked by the Promoter Company in its books of Accounts.
- (f) The data for the period from 01.04.2019 to 31.12.2019 is unaudited further the same is based on as per books of accounts maintained & produced before me by the N P Infratech Pvt. Ltd. - Promoter Company.
- (g) As stated by the Promoter Company, for the convenience of the payments to the vendors, the amount is being transferred from the Designated Escrow Account, Sanskarcity RERA 70% Escrow Account, Bank A/c No. – 215702000000114 in Indian Overseas Bank (IOB) to Sanskarcity Current A/c, Bank A/c No. – 215702000000115 in Indian Overseas Bank (IOB) from where the payment is being released, however the expenditures made by the Promoter from the above said Sanskarcity Current Account is under the 70% capex.

Gaurav Agrawal

