



Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.03.2018

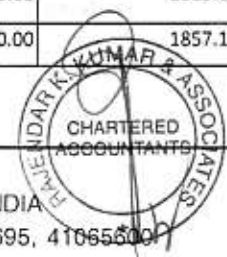
Certification work Assigned vide letter No.-----

Dated :- 30.07.2018

Subject: Certificate of amount incurred on [Winsten Park] for Construction of Phase-1(Tower-A/Block A & B) situated on Khasra no./Plot no.-17 knowledge Park -5 Greater Noida demarcated by its boundaries (latitude and longitude of the end-points)28.55 to the North 77.47 to the South 28.55 to the East 77.47 to the West of Village Tehsil Greater Noida Competent Authority/Development Authority, District Greater Noida PIN -201306 admeasuring 15000sq. meter area, being developed by SKV INFOTECH PVT LTD [Promoter] having RERA Registration No.UPRERAPRJ5008 .

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) 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.	856.46*	856.46*
	SUB TOTAL LAND COST (in Rs.)	856.46	856.46

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
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)	7.86	7.86
	SUB TOTAL FEES PAID (In Rs.)	7.86	7.86
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);	5500.00	1857.17
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5500.00	1857.17
3B	Cost of construction incurred (As Certified by Project Engineer)	5600.00	2325.00
3C	Total Construction Cost (Lower of 3A and 3B.)	5500.00	1857.17



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)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	5500	1857.17
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	6364.32	2721.49
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	41.52	
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)%	42.76	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1834.50
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1284.15
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		2721.49
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)		1834.50
11	Balance available in Designated A/c.		NIL
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		NIL

This certificate is being issued on specific request of M/s SKV Infotech Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

for RAJENDAR K. KUMAR & ASSOCIATES

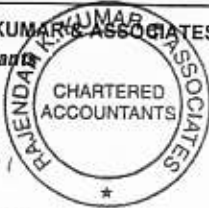
Chartered Accountants

FRNO. 00142C

R.K. KUMAR

Proprietor

Membership No.071803



*** Note**

Cost of land includes proportionate amount of Rs. 5.42 crores out of total share premium of Rs. 14.59 crores paid by holding company of the promoter company for acquiring its equity shares from its previous shareholders.



Ref: - SG/2018-19/R-19

Dated: 6th July, 2018

FORM-R

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Certificate of Percentage of Completion of Construction Work of Tower A No. of Building(s)/Block(s) of the 1 Phase of the Project [UPRERAPRJ5008] situated on the Khasra No/ Plot no -17, Knowledge Park V, Greater Noida West, U.P. Demarcated by its boundaries (latitude and longitude of the end points) 28.55 to the North 77.47 to the South 28.55 to the East 77.47 to the West of village Tehsil- Gautam Buddha Nagar Competent/ Development authority GNIDA District Gautam Buddha Nagar PIN_201306 admeasuring 15000 sq.mts. area being developed by [M/S SKV INFOTECH PRATE LIMITED]

I, Sandeep Goel has undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Tower A Building(s)/ Block/ Tower (s) of 1 Phase of the Project, situated on Khasra No/ Plot no 17, Knowledge Park V, Greater Noida West, U.P. of village Tehsil- Gautam Buddha Nagar competent/ development authority GNIDA District Gautam Buddha Nagar PIN 201306 admeasuring 15000 sq.mts. area being developed by [M/S SKV INFOTECH PRATE LIMITED]

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:
 - (i) M/s/Shri/Smt M/S Space Designers International as Architect
 - (ii) M/s/Shri/Smt M/s Optimun Design Pvt, Ltd. as Structural Consultant
 - (iii) M/s/Shri/Smt CESPL as MEP Consultant
 - (iv) M/s/Shri/Smt Sanket Gupta as Site Supervisor
2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate the Total Cost for completion of the project under reference as Rs. 36 Cr (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.


Sandeep Goel
Chartered Engineer
AM120985-2


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4. The estimated actual cost incurred till 31.03.18 is calculated at Rs. 22 cr (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 14 cr (Total of S.No. 4 in Tables A and B).
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31.03.2018 date is as given in Tables A and B below:

Table A Building/Wing/Tower bearing Number ___ called Tower A		
S.No.	Particulars	Amounts (Rs. In Crores)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	31.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	21.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	66%
4	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	10.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.50
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	65%


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Table B (Tower A) Internal & External Development works and common amenities		
Sl. No.	Particulars	Amounts (Rs. In Crores)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	5.00
2	Cost incurred as on (based on the actual cost incurred as per records)	0.50
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	4.50
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.50
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	10%


Signature of Engineer

Name : Sandeep Goel
Address : A-1/110, Sector 7 Rohini, Delhi -110085
Aadhar No. : 516716238667
PAN No. : AIVPG8691C
(License No. : AM-120985-2
of Authority : Institution of Engineers (INDIA)


SANDEEP GOEL
C.Eng(I)AMIE, ME(Civil)
Chartered Engineer
AM-120985-2
Institution of Engineers (INDIA)



Ref: - SG/2018-19/R-20

Dated: 6th July, 2018

FORM-R

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Certificate of Percentage of Completion of Construction Work of Block A & B No. of Building(s)/Block(s) of the 1 Phase of the Project [UPRERAPRJ5008] situated on the Khasra No/ Plot no -17, Knowledge Park V, Greater Noida West, U.P. Demarcated by its boundaries (latitude and longitude of the end points) 28.55 to the North 77.47 to the South 28.55 to the East 77.47 to the West of village Tehsil- Gautam Buddha Nagar Competent/ Development authority GNIDA District Gautam Buddha Nagar PIN_201306 admeasuring 15000 sq.mts. area being developed by [M/S SKV INFOTECH PRATE LIMITED]

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This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.


1. Following technical professionals were consulted by me for verification /for certification of the cost:
 - (i) M/s/Shri/Smt M/S Space Designers International as Architect
 - (ii) M/s/Shri/Smt M/s Optimun Design Pvt, Ltd. as Structural Consultant
 - (iii) M/s/Shri/Smt CESPL as MEP Consultant
 - (iv) M/s/Shri/Smt Sanket Gupta as Site Supervisor
2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate the Total Cost for completion of the project under reference as Rs. 20 Cr (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.


Sandeep Goel
Chartered Engineer
AM120985-2

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Table B (Block A & B) Internal & External Development works and common amenities		
Sl. No.	Particulars	Amounts (Rs. In Crores)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	2.00
2	Cost incurred as on (based on the actual cost incurred as per records)	0.25
3	Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	10%
4	Balance Cost to be Incurred (Based on Estimated Cost) $(1-2)$	1.75
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.25
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$	5%


SANDEEP GOEL
 C.Eng(I)AMIE, ME(Civil)
 Chartered Engineer
 AM-120985-2
 Institution of Engineers (INDIA)


Signature of Engineer

Name : Sandeep Goel
Address : A-1/110, Sector 7 Rohini, Delhi -110085
Aadhar No. : 516716238667
PAN No. : AIVPG8691C
(License No. : AM-120985-2
of Authority : Institution of Engineers (INDIA)

4. The estimated actual cost incurred till 31.03.18 is calculated at Rs. 1.25 cr (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 18.75 cr (Total of S.No. 4 in Tables A and B).
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31.03.2018 date is as given in Tables A and B below:

Table A Building/Wing/Tower bearing Number ___ called Block A & B		
S.No.	Particulars	Amounts (Rs. In Crores)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	18.00
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) $(1*100/2)$	10%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	17.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.25
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items $(1*100)/(2+5)$)	5%


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 Chartered Engineer
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