



Form - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.12.2021			
Certification work Assigned vide letter No.- NIL Dated - 09.02.2022			
UDIN No. -22409153ADNWHR1980			
Subject: Certificate of amount incurred on Vrinda Kunj Project, for Construction of 1 No. Residential Tower (T1) situated at Khasra No. 1186(M), 1194, 1196, Mazua Sunrakh Bangar, Sunrakh Road, Vrindavan, Mathura, Uttar Pradesh, Development Authority Mathura Vrindavan Development Authority (MVDA), admeasuring 5,898.29 Sq. Mtrs. area, being developed by Shree Energy Developers Pvt. Ltd. having UP RERA Registration No.- N.A., Designated Bank A/c No. - 922020006259036, Shree Energy Developers Pvt.Ltd. RERA Account for Vrinda Kunj, Bank Name - Axis Bank Ltd.			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	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.	95	95
	SUB TOTAL LAND COST (in Rs.)	95	95
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)	185	23
	SUB TOTAL FEES PAID (in Rs.)	185	23
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);	1,462	53
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,462	53
3B	Cost of construction incurred (As Certified by Project Engineer)	1,462	50
3C	Total Construction Cost (Lower of 3A and 3B.)	1,462	50
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)	120	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,582	50
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,862	169



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		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz 1 No. Residential Tower)	3%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	9%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		-
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)		169
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)		-
11	Balance available in Designated A/c as on 31.12.2021		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		169
This certificate is being issued on specific request of M/s Shree Energy Developers Pvt. Ltd. for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. Kindly also refer Annexure - 1 for Notes to CA.			
Certificate			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C			
CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 24.02.2022 Place: Greater NOIDA			



Notes to CA. Certificate (Vrinda Kunj)

Annexure - 1

- (a) The Estimated & Incurred Land cost have been considered on the basis of Registered Sale Deeds dated 06.02.2008,14.02.2008 and 14.05.2008 of the Project Land.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 1,462 Lakhs 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. 120 Lakhs have been considered on the basis of Term Loan(s) / Credit facility(ies) / Unsecured Loan(s) which have been already taken and utilised and yet to be taken and utilised for project.
- (e) The data for the period from 01.04.2021 to 31.12.2021 is unaudited further the same is based on as per books of accounts maintained by Promoter Company.