

# R. Kothari & Company

CHARTERED ACCOUNTANTS

KOLKATA, NEW DELHI

## CHARTERED ACCOUNTANT'S CERTIFICATE

On the basis of verification of books of accounts and other relevant documents and according to the information, explanation and representation provided to us by the management of the Company, **SNOWWHITE INFRASTRUCTURE PRIVATE LIMITED**, having its registered office at Plot A3 GP, Sector-V, Salt Lake, Kolkata 700091, we hereby state that the Cost Incurred for Construction Work of Multi Storey Apartment Building (B+S+14) having 11 Nos. Towers in KRISHNABHUMI-Goverdhan Vas situated on the Khasra Nos. 604, 607, 611, 605, 612, 613, 614 & 606, VIII- Sunrakh Bangar, Vrindavan, Distt.- Mathura, Pincode-281121, (U.P.) measuring 16981.00 sq.mts. area as on 30.09.2017 is **Rs 5565.45 Lakhs** as given below.

Ref: - UP RERA Registration No. - UPRERAPRJ5812
DESIGNATED ACCOUNT NUMBER: 201000024267
BANK NAME: INDUSIND BANK, UPPER WOOD STREET BRANCH, KOLKATA - 700016

S.No.	Cost of Land and on site construction of Real Estate Project (All figures are in Lakhs)	Total Cost Estimated	Amount incurred (actual out-flow) up to now
1	2	3	4
1	<b>Land Cost</b> (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 (a) above);	415.81	415.81
	<b>SUB TOTAL LAND COST (in Rs.)</b>	415.81	415.81



## Continuation Sheet

1	2	3	4
2.	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to T&CP Dept. (c) Fees paid to Local Authority (Municipal/ Panchayat) (d) Consultant/Architect Fees (directly attributable to project) (e) Any other (specify)	-	55.25
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	-	55.25
3.	<b>Cost of Development / Cost of construction</b> (a) Estimated Cost of Construction (b) Actual Cost of construction incurred as per the Books of accounts as verified by the CA. (c) On-site expenditure for development of entire project excluding cost of construction as per (b) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered. (d) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. (e) Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	23190.83	2075.59  1858.30    60.65  1099.85
	<b>SUB TOTAL DEVELOPMENT COST (in Rs.)</b>	23,190.83	5094.39
4.	Total for PROJECT (Row 1+ Row 2+ Row 3)	23,606.64	5565.45
5.	% completion of total project (including cost of land and project clearance fees paid) [(Column 4 of Row 4 / Column 3 of Row 4) * 100]		23.58%
6.	Amount that can be withdrawn from Designated a/c, i.e. (Column 3 of Row 4*Row 5) or (Column 4 of Row 4), whichever is less		5565.45
7.	Amount withdrawn till date of this certificate as per the books of Accounts and Bank Statement		5565.42
8.	Balance available in Designated A/c.		0.03
9.	Amount overdrawn, if any (Row 7 – Row 6)		-



This certificate is being issued on specific request of M/s SNOWWHITE INFRASTRUCTURE PVT. LTD. for RERA compliance and for the purpose of withdrawal from Designated Account. The certification is based on the information and records produced before us by the management and are true to the best of my knowledge and belief.

For R.Kothari & Company  
Chartered Accountants  
(Firm Registration No: 307069E)



*Manoj Kumar Sethia*

(C.A. Manoj Kumar Sethia)  
Partner  
(Membership No: 064308)

Place: Kolkata  
Date: 28.10.2017

# R. Kothari & Company

CHARTERED ACCOUNTANTS

KOLKATA, NEW DELHI

## CHARTERED ACCOUNTANT'S CERTIFICATE

On the basis of verification of books of accounts and other relevant documents and according to the information, explanation and representation provided to us by the management of the Company, **SNOWWHITE INFRASTRUCUTURE PRIVATE LIMITED**, having its registered office at Plot A3 GP, Sector-V, Salt Lake, Kolkata 700091, we hereby state that the Cost Incurred for Construction Work of Multi Storey Apartment Building (B+5+14) having 11 Nos. Towers in KRISHNABHUMI-Goverdhan Vas situated on the Khasra Nos. 604, 607, 611, 605, 612, 613, 614 & 606, Vill- Sunrakh Bangar, Vrindavan, Distt.- Mathura, Pincode-281121, (U.P.) admeasuring 16981.00 sq.mts. area as on 31.12.2017 is **Rs 5906.02 Lakhs** as given below.

Ref: - UP RERA Registration No. - UPRERAPRJ5812
DESIGNATED ACCOUNT NUMBER: 201000024267
BANK NAME: INDUSIND BANK, UPPER WOOD STREET BRANCH, KOLKATA - 700016

S.No.	Cost of Land and on site construction of Real Estate Project (All figures are in Lakhs)	Total Cost Estimated	Amount incurred (actual out-flow) up to now
1	2	3	4
1.	<b>Land Cost</b> (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 (a) above);	415.81	415.81
	<b>SUB TOTAL LAND COST (in Rs.)</b>	415.81	415.81



1	2	3	4
2.	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to T&CP Dept. (c) Fees paid to Local Authority (Municipal/ Panchayat) (d) Consultant/Architect Fees (directly attributable to project) (e) Any other (specify)	-	55.25
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	-	55.25
3.	<b>Cost of Development / Cost of construction</b> (a) Estimated Cost of Construction (b) Actual Cost of construction incurred as per the Books of accounts as verified by the CA. (c) On-site expenditure for development of entire project excluding cost of construction as per (b) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered. (d) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. (e) Principal sum and interest payable to financial institutions; scheduled banks; non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	23190.83	2295.51  1975.03         60.65  1103.76
	<b>SUB TOTAL DEVELOPMENT COST (in Rs.)</b>	23,190.83	5434.96
4.	Total for PROJECT (Row 1+ Row 2+ Row 3)	23,606.64	5906.02
5.	% completion of total project (including cost of land and project clearance fees paid) [[Column 4 of Row 4 / Column 3 of Row 4] * 100]		25.02%
6.	Amount that can be withdrawn from Designated a/c, i.e. (Column 3 of Row 4*Row 5) or (Column 4 of Row 4), whichever is less		5906.02
7.	Amount withdrawn till date of this certificate as per the books of Accounts and Bank Statement		5905.99
8.	Balance available in Designated A/c.		0.03
9.	Amount overdrawn, if any (Row 7 - Row 6)		-



This certificate is being issued on specific request of M/s SNOWWHITE INFRASTRUCTURE PVT. LTD. for RERA compliance and for the purpose of withdrawal from Designated Account. The certification is based on the information and records produced before us by the management and are true to the best of my knowledge and belief.

For R.Kothari & Company  
Chartered Accountants  
(Firm Registration No: 307069E)



*Manoj Kumar Sethia*

(C.A. Manoj Kumar Sethia)  
Partner  
(Membership No: 064308)

Place: Kolkata  
Date: 22.01.2018