Mobile No.: +91-9718018063 E-mail : gaurav.agrawal@icai.org

-	Al .		Form - REG
	Chartered Accountants Certificate		
	(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT O	F PROJECT)	
Info	rmation as on 31.12.2019		
	ification work Assigned vide letter No NIL Dated - 31.01.2020		
UDI	N No 20409153AAAAAL9807		
Sub	ject: Certificate of amount incurred on Raj Villas for Construction of 35 Nos. Villas situated on Khashra No.		
(GD) Infra	ziabad demarcated by its boundaries Latitude 28 43' 10.68' N & Longitude 77 27' 1.47' E Development Auth A), District Ghaziabad, admeasuring 6,894 Sq. Mtr. area, being developed by M/s K G Tech Associate Pvt. Lt istrcutures Pvt. Ltd.) having RERA Registration No UPRERAPRJ13671, RERA Designated A/C No 44061350 r Vysya Bank.	ority - Ghaziabad I	Development Author
		D 1 1	
S.No		Rs. in lacs	Rs. In lacs
3.1VO	Particulars	Total Cost	Amount incurred t
1	2	Estimated	now
1	Land Cost	3	
	(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.	605	603
_	SUB TOTAL LAND COST (in Rs.)	605	605
.No.	Particulars	Total Cost	Amount incurred till
1		Estimated	now
1	2	3	. 4
	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)	337	338
	SUB TOTAL FEES PAID (in Rs.)	227	220
3A	Cost of Development And construction	337	338
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	1 1 1 1 1	
	(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);	1,682	1,040
	(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);		
	(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);  Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,682	1,040
В	(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);  Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)  Cost of construction incurred (As Certified by Project Engineer)	1,682 1,682	1,040 910
B	(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);  Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,682	1,040



1,858

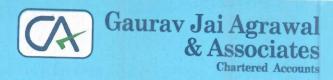
2,800

910

1,854

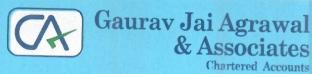
TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)

TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)



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	Charles and Assessment 2 and 2	Form - REG
	Chartered Accountants Certificate  (FOR THE PURPOSE OF WITHDRAW) OF MANUSCEPANA DESIGNATION DESIGNATION OF MANUSCEPANA DESIGNATIO	
	(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJ	ECT)
Info	mation as on 31.12.2019	
	fication work Assigned vide letter No NIL Dated - 31.01.2020	
UDII	No 20409153AAAAAA19807	
(GD/	ect: Certificate of amount incurred on Raj Villas for Construction of 35 Nos. Villas situated on Khashra No 1022 N iabad demarcated by its boundaries Latitude 28 43' 10.68' N & Longitude 77 27' 1.47' E Development Authority - ( ), District Ghaziabad, admeasuring 6,894 Sq. Mtr. area, being developed by M/s K G Tech Associate Pvt. Ltd. (Forr strcutures Pvt. Ltd.) having RERA Registration No UPRERAPRJ13671, RERA Designated A/C No 44061350000037	Shaziabad Development Authori
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 35 Nos Villas)	54%
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)%	66%
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)	98
8	70% Amount to be deposited in Designated Account(0.7*Row 7)	69:
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 )	1,85
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 )	691
11	Balance available in Designated A/c as on 31.12.2019	0.31
	Amount that can be withdrawn from the designated Bank A/C under this certificate(Row 9 – Row 10)	1,163
indly	ertificate is being issued on specific request of M/s K G Tech Associate Pvt. Ltd. (Formerly known as VXL Developer RA compliance. The certification is based on the information and records produced before me and is true to the be also refer Annexure - 1 for Notes to CA. Certificate urav Jai Agrawal & Associates	rs & Infrastrcutures Pvt. Ltd.) for est of my knowledge and belief
narte	red Accountants	
. Ga	urav Agrawal etor) ership No 409153 1.01.2020	



## Notes to CA. Certificate (Raj Villas Project - UPRERAPRJ13671)

## Annexure - 1

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Sale Deed Dated 24.09.2012 of the Project Land & on the basis of Audited Balance Sheet of F.Y. 2016-17.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 1,682 Lacs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c) Estimated Finance Cost / Interest Cost for sum of Rs. 176 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.
- (d) 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 by Promoter Company.
- (e) The name of company has been changed from VXL Developers and Infrastructure Pvt. Ltd. to K G Tech Associate Pvt. Ltd. from 25.02.2019 as per Certificate of Incorporation pursuant to change of name issued by Registrar of Companies New Delhi.
- (f) 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, K G Tech Associate Pvt. Ltd., Bank A/c No. 4406135000003794 in Karur Vysya Bank to K G Tech Associate Pvt. Ltd., Bank A/c No. 4406135000003782 in Karur Vysya Bank from where the payment is being released, however the expenditures made by the Promoter from the above said 4406135000003782 Account is under the 70% capex.

Jaway Agrawa

B9007, Tower No. B, GC-16th Avenue, Gaur City-2nd, Sector-16 C, Greater NOIDA West, Gautam Buddha Nagar (U.P.) 201009