


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, Block GP, Sector-V, Salt Lake, Kolkata 700091, we hereby state that the amount incurred on Project : "**KRISHNABHUMI - Arcade**" for Construction of ONE (01) Towers situated on Khasra no./Plot No. 682 (P) & 683 (P) demarcated by its boundaries 27.567626; 77.646385; (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Sunrakh, Tehsil : Mathura ; Competent Authority : Mathura Development Authority, District Mathura, PIN 281121, admeasuring 8145.15 sq. meter area, being developed by Snowwhite Infrastructure Private Limited till 30.11.23 is **Rs. 2,59,39,857** as given below.

Ref: - UP RERA Registration No. – Applied For
DESIGNATED ACCOUNT NUMBER: 923020072182392
BANK NAME: AXIS BANK, VRINDAVAN BRANCH, MATHURA

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.	<p><u>Land Cost</u></p> <p>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;</p> <p>(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;</p> <p>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;</p> <p>(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);</p> <p>(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.</p>	1,73,73,523	1,73,73,523
	<u>SUB TOTAL LAND COST (in Rs.)</u>	1,73,73.523	1,73,73,523



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)	3,50,00,000	77,72,663
	SUB TOTAL FEES PAID (in Rs.)	3,50,00,000	77,72,663
3A	Cost of Development / Cost of construction a) Cost of services (water, electricity to consumption 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)	82,25,00,000	7,93,672
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	82,25,00,000	7,93,672
3B	Cost of construction incurred (As Certified by Project Engineer)	82,25,00,000	7,93,672
3C	Total Construction Cost (Lower of 3A and 3B.)	82,25,00,000	7,93,672
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)	10,00,00,000	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)	92,25,00,000	7,93,672
4.	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	97,48,73,523	2,59,39,857
5.	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.10%	
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)%	2.66%	
7.	Total amount received from allottees till date since Inception of the Project (in Rs.)	0	
8.	70% Amount to be deposited in Designated Account (0.7*Row 7)	0	
			

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)	2,59,39,857
10.	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the designated Account)	0
11.	Balance available in Designated A/c.	0
12.	Amount that can be withdrawn from the designated Bank A/C under this certificate. (Row 9 – Row 10)	2,59,39,857

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 KAMLESH S JAIN & ASSOCIATES
Chartered Accountants
(FRN:0326414E)



Kamlesh Jain
 (CA Kamlesh Jain)

Proprietor
M.No.065714
UDIN:23065714BGYAOK8753