



Form - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.09.2020			
Certification work Assigned vide letter No.- NIL Dated - 30.10.2020			
UDIN No. - 20409153AAAADN9058			
Subject: Certificate of amount incurred on The Sapphire Project for Construction of 02 Nos. Towers situated on GH - 02, Opposite Columbia Asia Hospital, Jaipuria Greens, Village Shahpur, Bahmeheta, Ghaziabad demarcated by its boundaries Latitude 28.651832 & Longitude 77.478959 Development Authority Ghaziabad Development Authority (GDA) District Ghaziabad, admeasuring 7,084 Sq. Mtrs. area, being developed by Pavitra Conbuild Pvt. Ltd. having RERA Registration No. - UPRERAPRJ5703, Bank A/c No. - 33720200000317 - Bank of Baroda (BOB) , Pavitra Conbuild Pvt. 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.	1,099	1,099
	SUB TOTAL LAND COST (in Rs.)	1,099	1,099
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)	66	30
	SUB TOTAL FEES PAID (in Rs.)	66	30
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);	6,120	896
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	6,120	896
3B	Cost of construction incurred (As Certified by Project Engineer)	6,120	850
3C	Total Construction Cost (Lower of 3A and 3B.)	6,120	850
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)	500	145
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	6,620	995
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	7,785	2,123



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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. 2 Nos Towers)	14%	
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)%	27%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		908
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		635
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)		2,123
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)		908
11	Balance available in Designated A/c as on 30.09.2020		0.25
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1,215
This certificate is being issued on specific request of M/s Pavitra Conbuild 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: 31.10.2020 Place: Greater NOIDA			



Notes to CA. Certificate (The Sapphire Project – UPRERAPRJ5703)

Annexure - 1

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Sale Deed Dated – 14.01.2015 of the Project Land.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 6,120 Lacs 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) The amount of Trade Payables is Rs. 210 Lakhs as per Books of Accounts and Management Representation Letter (MRL) Dated - 30.10.2020 provided by the Promoter Company.
- (e) Estimated Finance Cost / Interest Cost for sum of Rs. 500 Lakhs 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.
- (f) Total Incurred Finance Cost / Interest Cost have been considered on the basis of Accrued expenses (Interest on Unsecured Loan) booked by the Promoter Company in its books of Accounts.
- (g) The data for the period from 01.04.2019 to 30.09.2020 is unaudited further the same is based on as per books of accounts maintained & produced before me by the Pavitra Conbuild Pvt. Ltd. - Promoter Company.