



CERTIFICATE

FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT

Information as on 04.05.2019			
Certification work Assigned vide letter No.---NIL.		Dated :- 04-05-2019	
Subject: Certificate of amount incurred on Plotted Development of the Project 'Blue Square Homes' situated on the Khasra No/ Plot no 881, 882, 883 Demarcated by its boundaries (latitude and longitude of the end points) 27° 7'26.21"N 78° 3'52.44"E to the North 27° 7'22.86"N 78° 3'50.03"E to the South_ 27° 7'24.04"N 78° 3'52.31"E to the East 27° 7'25.67"N 78° 3'50.71"E to the West of village Barauli Aheer Tehsil Competent/ Development authority Agra Development Authority District Agra PIN 283125 admeasuring 7827 sq.mts. area being developed by Kreative Infrazone (P) Ltd <i>having RERA Application No.-19790</i> , Designated A/C No.- 725320110000206 Bank Name- Bank of India, New Agra Branch.			
S.No.	Particulars	Total Cost Estimated (Rs in lakhs)	Amount incurred (actual out-flow) till date (Rs in lakhs)
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.	105.63	105.63
	SUB TOTAL LAND COST (in Rs.)	105.63	105.63
S.No.	Particulars	Total Cost Estimated (Rs. In lakhs)	Amount incurred (actual out-flow) till date (Rs. In lakhs)
2	Project Clearance Fees		
	a) Fees paid to RERA	0.445	0.445
	(b) Fees paid to Local Authority	137.69	137.69
	(c) Consultant/Architect Fees (directly attributable to project)	5	Nil
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	143.135	138.135
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	10	
	(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);	Nil	
	(c) Cost of material to be purchased;	64.4	
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	18	Nil





Shashi & co., Chartered Accountants,

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	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	92.4	0
3B	Cost of construction incurred (As Certified by Project Engineer)	92	Nil
3C	Total Construction Cost (Lower of 3A and 3B.)	92	
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)	0	Nil
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	92	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	340.765	243.765
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.00%	
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)%	71.53%	
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	Cummulative 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)	243.765	
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)	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)	0	
This certificate is being issued on specific request of M/s KREATIVE INFRAZONE PVT. LTD for UP RERA compliance. The certification is based on the information and records produced before us is true to the best of our knowledge and belief.			

For Shashi & Co.,
Chartered Accountants
FRN: 004785C

(CA. Shashi Kumar Agarwal)
Partner
M. No. 073587

UDIN: 19073587 AAAABH5033

Agra, 08th May, 2019