



Form - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.12.2019			
Certification work Assigned vide letter No.- NIL Dated - 14.01.2020			
UDIN No. - 20409153AAAAAB4727			
Subject: Certificate of amount incurred on Vrindapuram Project, for Construction of 4 Nos. Blocks & Villas (313 Nos.) situated on Khasra No- 986,1032, 1033,1034,1035 part, 1055 part, 1056, 1058 and 1064 at Mauza Jaint, NH-2, Mathura, Uttar Pradesh, Development Authority - Mathura Vrindavan Development Authority (MVDA) District Mathura, admeasuring 59,945 Sq. Mtr. area, being developed by Krishna Kanha Residency Consortium. having RERA Registration No. - UPREAPRJ9769, Designated A/C No. - 00000038617784461, Krishna Kanha Residency Consortium (Realtors Current Account Two), State Bank of India (SBI)			
S.No.	Particulars	Rs. in Lacs Total Cost Estimated	Rs. in Lacs 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.	1,054	507
SUB TOTAL LAND COST (in Rs.)		1,054	507
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)	37	37
SUB TOTAL FEES PAID (in Rs.)		37	37
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);	10,649	674
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		10,649	674
3B	Cost of construction incurred (As Certified by Project Engineer)	10,649	595
3C	Total Construction Cost (Lower of 3A and 3B.)	10,649	595
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)	128	153
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	10,777	749

Gaurav Agrawal





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		Rs. in Lacs	Rs. in Lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	11,868	1,292
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 4 Nos. Towers and 313 Nos. of Villas)	6%	
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)%	11%	
7	Total amount received from Allottee(s) till date since Inception of the Project (in Rs.)		389
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		272
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)		1,292
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)		272
11	Balance available in Designated A/c as on 31.12.2019		36.10
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1,056
This certificate is being issued on specific request of M/s Krishna Kanha Residency Consortium 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: 14.01.2020 Place: Greater NOIDA			



Notes to CA. Certificate (Vrindapuram Project – UPRERAPRJ9769)

Annexure - 1

- (a) The Estimated & Incurred Land Cost has been considered as per Development Agreement between Mr. Narayan Das Agrawal and Krishna Kanha Residency Consortium and as per Annexure to Deed of Partnership of Krishna Kanha Residency Consortium Dated 31.03.2016 made between Krishna Kanha Residency Pvt. Ltd. and Mr. Narayan Das Agrawal.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 10,649 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 in its books of Accounts.
- (d) Estimated Finance Cost / Interest Cost for sum of Rs. 128 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.
- (e) 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 & produced before me by the Krishna Kanha Residency Consortium - Promoter.
- (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, Krishna Kanha Residency Consortium- Relators Current Account Two, Bank A/c No. – 00000038617784461 in State Bank of India (SBI) to Current A/c, Krishna Kanha Residency Consortium- Relators Current Account Three, Bank A/c No. – 00000038617779620 in State Bank of India (SBI) from where the payment is being released, however the expenditures made by the Promoter from the above said Vrindapuram, Krishna Kanha Residency Consortium- Relators Current Account Two is under the 70% capex.

*Gaurav
Agrawal.*

