



Shashi & co., Chartered Accountants,

48F/105, Punit Vrindavan, Sanjay Place, Agra. 282002 Ph. 2852963, 4005900, e-mail id: ca.shashikumar@gmail.com,

To,

UP RERA

H - 169, Chitvan State Rd, Estate Sector,

Block H, Gamma II

Greater Noida,

Uttar Pradesh -201308

Independent Practitioner's Report on Certificate of withdrawal of money from designated account of project of M/s Kreative Infrazone Private Limited.

1. This report is issued in accordance with the terms of our engagement letter dated 18.11.2023.
2. The accompanying statement of M/s Kreative Infrazone Private Limited (CIN U70102UP2013PTC054566), a company registered under the Companies Act, 1956 having its registered office at E-4 Taj Nagri Phase-2, Near Hotel Courtyard by Marriott, Sector-E, Fatehabad Road Agra UP 282001 contains Statement of Fund Utilization.

Management's Responsibility for the Statement

3. The accompanying statement, including the creation and maintenance of all accounting, relevant supporting records and documents supporting its contents, is solely the responsibility of the management of M/s Kreative Infrazone Private Limited ('the Company'). This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement.
4. The Company's Management is also responsible for ensuring that company comply with all the requirements and compliances of the relevant Bank.

Practitioner's Responsibility

5. It is our responsibility to report on the statement based on our examination of the matters in the Statement with reference to the statutory and other relevant records maintained and produced before us by the Company.





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6. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Company that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

8. Based on our examination, as above, and the information and explanations given to us, we report that the attached statement is in agreement with the accounting and other relevant records of the Company as produced before us for examination.

Restriction on Use

9. The report has been issued on the request of the Company solely for the purpose of Submission to UP RERA. Our report should not be used by any other person or for any other purpose other than the addressees of this report. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For Shashi & Co.,
Chartered Accountants
FRN 004785C

(CA. Sarang Agrawal)

Partner

M.N. 440983

UDIN : 23440983BGWUTH3216



Agra, 21th November, 2023



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CERTIFICATE

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

Information for the period 01.01.23 - 31.10.23			
Certification work Assigned vide letter no - NIL			
Dated :- 18-11-23			
Subject : Certificate of Amount incurred on Plotted Development of the project 'Blue Square Homes' situated on the parts of Khasra 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 having RERA Registration No :- 'UPRERAPRJ446268', Designated A/C No :- 725320110000206 Bank Name - Bank of India , New Agra Branch, Agra.			
S.NO	PARTICULARS	Total Cost Estimated (Rs in lakhs)	Amount Incurred (Actual outflow) Till date (Rs in lakhs)
1	Land (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 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 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





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	PARTICULARS	Total cost Estimated (Rs. in lakhs)	Amount incurred (Actual outflow) Till date (Rs. in lakhs)
2	Project Clearance Fees		
	(a) Fees paid to RERA	2.75	2.75
	(b) Fees paid to local authority	137.69	137.69
	(c) Consultant/Architecture Fees(directly attributable to project)	5	5
	(d) Any other(specify)		
	SUB TOTAL FEES PAID (in Rs.)	145.44	145.44
3A	Cost of Development and Construction		
	(a) Cost of services (water, electricity to construction site) Site Overheads:	18.94	18.94
	(b) Depreciation cost of machinery and equipment purchased , or hired and maintenance costs . consumables etc (so long as these costs are directly incurred in construction of concerned project) :	Nil	Nil
	(c) Cost of Material to be Purchased :	171.65	171.65
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project):	50	50
	<i>Sub Total of Construction Cost(in Rs.) (sum of (a) to (d) of Row 3a)</i>	240.59	240.59
3B	<i>Cost of construction incurred (As certified by Project Engineer)</i>	240	240
3C	<i>Total Construction Cost(Lower of 3A and 3B)</i>	240	240
3D	<i>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)</i>	Nil	Nil
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)	240	240
4	TOTAL COST OF PROJECT (Row 1+Row 2+Row 3)	491.07	491.07
5	Percentage completion of Construction Work completed	100%	





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	(as per Project Engineer, Architect Certificate)	
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)%	100%
7	Total Amount Received from allottees till date since Inspection of the Project (in Rs.)	636.14
8	70% Amount to be deposited in Designated Account(0.7*Row 7)	445.30
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)	491.07
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)	422.76
11	Balance available in Designated A/c	22.54
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9-Row 10)	68.31
This Certificate is being issued on specific request of M/s KREATIVE INFRAZONE PVT. LTD for UP RERA compliance. The certificate 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. Sarang Agrawal)



Partner

M. No. 440983

Agra, 21th November, 2023

UDIN: 23440983BGWUTH3216

