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Dated: 15.03.2021

4TH PROJECT LIE REPORT (FOR THE PERIOD 1ST OCT. 2021 – 31TH DEC. 2021)

OF IT CAMPUS PROJECT "DIGITAL PARK"

SITUATED AT

PLOT NO. B-9, SECTOR-132, NOIDA, GAUTAM BUDDHA NAGAR,
UTTAR PRADESH

PROMOTER/S



M/S. MACONNS INFRA PRIVATE LIMITED (MIPL)

REPORT PREPARED FOR

STATE BANK OF INDIA, COMMERCIAL BRANCH, PUSA ROAD,
KAROL BAGH, NEW DELHI

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
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TABLE OF CONTENTS		
S.NO.	DESCRIPTION	PAGE NO.
PART A	Report Summary	03
PART B	Introduction	05
	1. The Project	05
	2. About the Company	05
	3. Location of the Project	06
	4. Project Overview	10
	5. Scope of the Report	14
	6. Purpose of the Report	14
	7. Methodology Adopted	14
PART C	Plant Infrastructure Sections & Facility Details	15
	1. Land Details	15
	2. Project Infrastructure Details	16
PART D	Project Consultants, Contractors & Suppliers	20
	A. Confirmed Contractors	20
PART E	Project Cost and Means of Finance	22
	1. Total Project Cost	22
	2. Current Status and Total Expenditure Incurred Till Date	23
	3. Sources of Finance & Utilization of Funds	25
PART F	Statutory & Regulatory Approvals, Clearances & NOC	26
PART G	Project Schedule & Current Status	28
	1. Project Schedule Chart	28
PART H	Observations and Comments	33
PART I	Disclaimer	35



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PART A

REPORT SUMMARY

- 1. Name of the Project** : IT Campus Project
- 2. Project Location** : Plot No. B-9, Sector-132, Noida, Gautam Buddha Nagar, Uttar Pradesh
- 3. Name of the Promoters** : M/s. Maconns Infra Pvt. Ltd. (MIPL)
- 4. Address and Phone Number** : M/s. Maconns Infra Pvt. Ltd. (MIPL)
Corporate Office: C-129, Block-C,
Sector-2, Noida, Uttar Pradesh
- 5. Prepared for Bank** : State Bank of India, Commercial
Branch, Pusa Road, Karol Bagh, New
Delhi, India
- 6. Date of Survey** : 8th Day of March, 2022
- 7. Date of Report** : 15th Day of March, 2021
- 8. Report type** : Project LIE Report
- 9. Purpose of the Report** : Review & evaluate Project Progress,
capital expenditure & other execution
details of the Project to facilitate
creditors for taking business decision
- 10. Scope of the Report** : To assess, evaluate & comment on
reasonableness & sufficiency of:
(a) Project expenditures
(b) Project physical progress

- (c) Project schedules
- (d) Statutory Approvals, Licenses & Registrations

11. Documents produced for perusal :

- 1. CA Certificate
- 2. PO/ PI/ Invoices
- 3. Account Ledger

12. Annexure with the Report :

- 1. Site Photographs
- 2. PO/ PI/ Invoices
- 3. Account Ledger
- 4. CA Certificate



PART B

INTRODUCTION

- 1. THE PROJECT:** Maconns Infra Private Limited (MIPL) has proposed to develop an IT Campus Project named 'Digital Park' accommodating Office space saleable area approx. 8,37,455 sq. ft. and retail saleable area approx. 1,00,000 sq.ft. spread over a land area measuring 20,000 sq. mtr. at Plot No. B-09, Sector-132, Noida, Gautam Buddha Nagar, Uttar Pradesh.

MIPL has signed the Memorandum of Agreement (MOA) with M/s. Steria India Ltd. for the lease of office spaces in 3 phases as per their required specifications.



2. ABOUT THE COMPANY: Maconns Infra Pvt. Ltd., a company incorporated under Companies Act, 1956 in October, 2007 and is categorised as Company limited by Shares and a Non-govt company.

Their main promoter Mr. Rajesh Manocha, 57 years old is an engineer having 35 years of experience in the real estate industry. He has executed more than 90 projects, ranging from 18,000 sq.ft. to 2.5 lakh sq.ft. across sphere of Residential, Commercial, Office, IT/ITES, and Industrial. The first project was under taken 28 years back. Some are occupied by and sold to renowned personalities like ITC, DS Group, Altron Technologies, Contata Solutions, Kapil Dev Group, Prismart, CRC, Inficare technologies, Samco, IDC Technologies, BBF Industries Ltd., Seismic Solutions, Sensorise, etc.

The group works on Built-to-suit development on SPV model. There is no registered group as such.

Currently company is only executing Built-to-suit Project for Sopra Steria at B-9 Sector 132, NOIDA. There is no other project, company is handling currently.

3. LOCATION: The Project is strategically located in Sector-132 Noida which has become an important Institutional/Office hub of Noida. Noida is attracting considerable office employment. Since the office space has become increasingly scarce in Delhi, many businessmen, even though residents of Delhi, are setting-up offices in Noida because, here, the rents are still in the affordable range. The employees in these offices are thus finding it more convenient to live in Noida. In the next stage it is expected that the businessmen themselves will also plan shift to Noida. Policies of the Noida Authority during last few years have been conducive for the development of office spaces at various places in Noida. NOIDA has developed sector 62, 125, 126, 127, 132, 135, 136, 142, 143, 144, 153, 154, etc., where Institutional and other office facilities will house large number of offices and employment opportunities. In addition to this, Noida is also a convenient place to live for people who, though employed in Delhi, have bought or rented accommodation here because of relatively affordable

rates. Due to the above factors, and also considering the fact that the level of facilities in Noida and transport linkages with Delhi are bound to increase in the short run, the rate of growth of population is also likely to accelerate in the future. Details of the availability of public transport from this Project is mentioned as under:

ROAD:

Gautam Buddha Nagar District (entailing Noida and Greater Noida) is well connected to New Delhi and other cities of NCR. Expressways like the eight-lane DND flyover with Toll Bridge and the Noida-Greater Noida Expressway provide excellent linkages of Noida to New Delhi and Greater Noida respectively.

The Dadri-Surajpur-Chalera (DSC) road connects Noida with Sikanderabad and Dadri. The Mathura Road or NH-19 connects the city with Faridabad and other cities located towards the south and south-west. The NH-24 by-pass facilitates access to Ghaziabad, New Delhi and other parts of North India. Further, the Kondli Road running through Sector VIII and Sector IX serves to link Noida with eastern Delhi and Ghaziabad. The Eastern/ FNG Expressway (Faridabad-Noida-Ghaziabad) which was a proposed six lane expressway is under different phases of construction. State Road Transport bus services play throughout the township and provide regular and frequent connectivity to city residents and others, to and fro from Noida, Delhi, Ghaziabad and other major cities of Uttar Pradesh.

RAIL:

Both Noida and Greater Noida lie closest to Hazrat Nizamuddin Railway Station in Delhi, at a distance of approx. 10 km and 40 km respectively. However, the nearest railway station at present is Dadri to both, located just outside the notified area on the main railway line but it is not a prominent boarding line. The rail link from Tughlakabad to Dadri and Boraki via Noida is planned, which will link the area to the western railway main line to Mumbai.



AIR:






The nearest International Airport is the Indira Gandhi International Airport, located at a distance of 35 Km from Noida and 65 kms from Greater Noida. On 24th June 2017, Ministry of Civil Aviation has granted in principle approval for development of Greenfield International Airport near Jewar. The proposed Airport is likely to cater to 30-50 million passengers per year over the next 10-15 years. The area notified for Greenfield Airport is 3,000 hectares. The first phase will be developed in 1,000 hectares. YEIDA (Yamuna Expressway Industrial Development Authority) is also planning to set up a civil aircraft maintenance, repair and overhaul (MRO) near proposed airport.

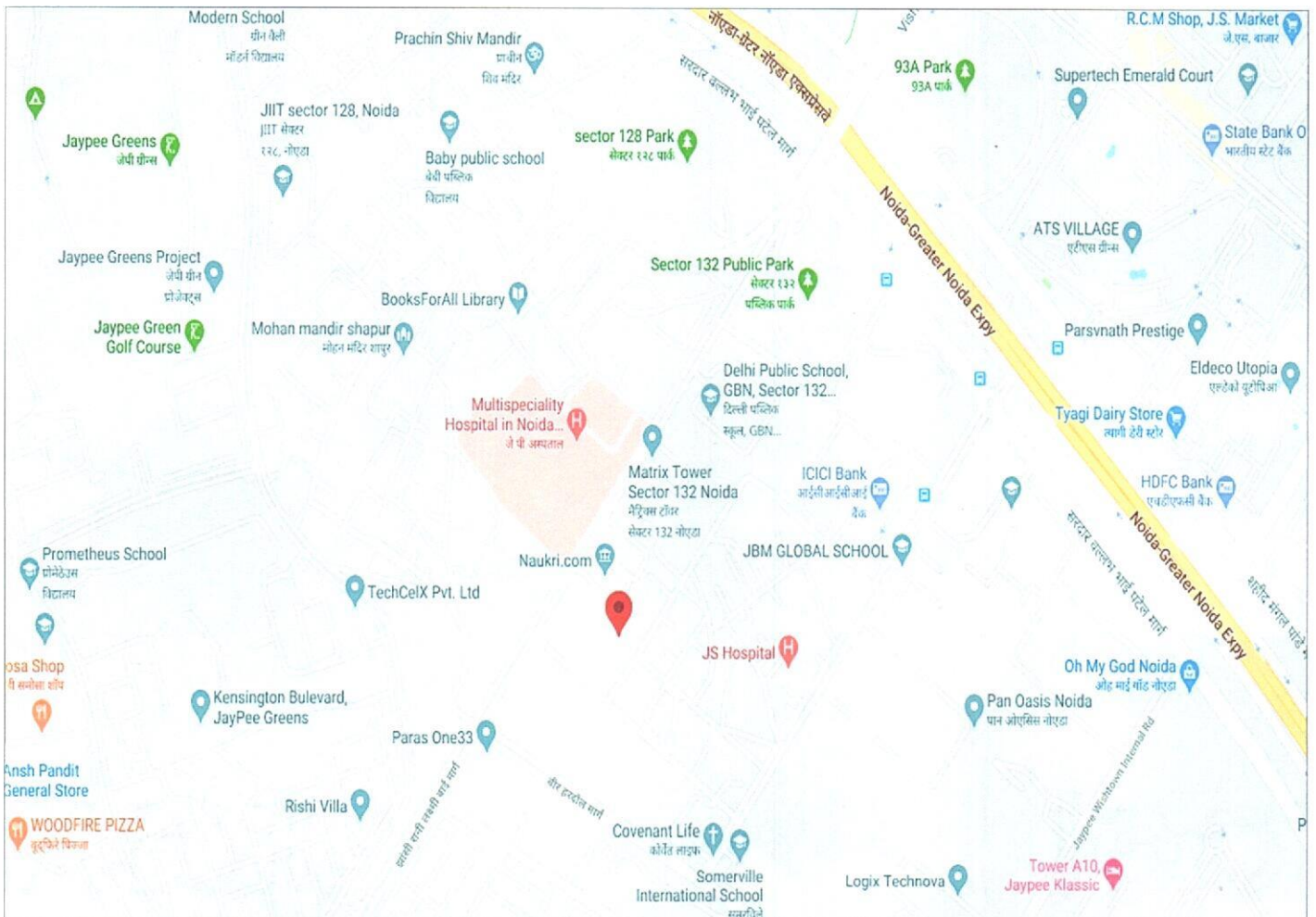
METRO:

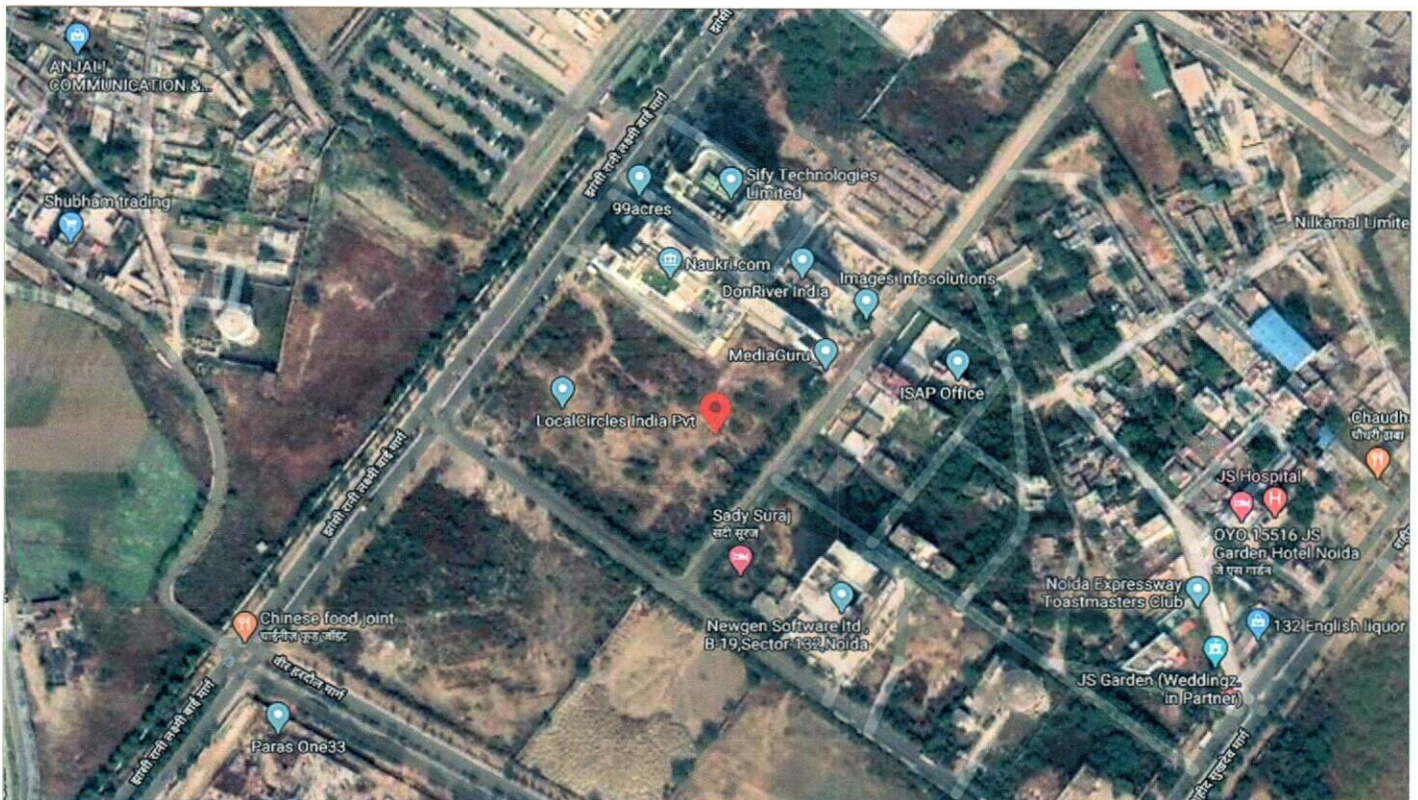
The nearest Metro Station to this Project will be Sector-137, Noida. Noida is well connected to Delhi by blue line & magenta line of Delhi Metro. Currently both the lines are operational, blue line connectivity is up to Noida Electronic City and have metro stations at Noida Sector 15, Noida Sector 16, Noida Sector 18, Botanical Garden, Golf Course, Noida City Centre, Sector 34, Sector 52, Sector 61, Sector 59, Sector 62 and Noida Electronic City in Noida. While Magenta line connectivity is upto Botanical Garden having 2 Metro Stations at Okhla Bird Sanctuary and Botanical Garden Metro Station in Noida.

The Aqua Line is a line of Noida Metro, a rapid transit system in Noida, India. It consists of 21 metro stations from Sector 52 in Noida to Depot metro station in Greater Noida. The line has been operational between Sector 51 in Noida to Depot metro stations in Greater Noida since 25 January 2019. The 29.7 kilometre (18.5 mi) Aqua Line has 21 stations. The line starts from Noida Sector 51 metro station and will run through sectors 51, 50, 76, 101, 81, NSEZ, 83, 137, 142, 143, 144, 145, 146, 147 and 148 in Noida; after this it will enter Greater Noida and will go through Knowledge Park-II, Pari Chowk, Alpha-1, Delta-1 and GNIDA Office before terminating in Depot Station.



AMENITIES	
	Jaypee Bus Stop [01 km]
	Hazrat Nizamuddin Junction [10 Kms]
	IGI Airport (New Delhi) [35 Kms]
	Noida Sector 137 Metro [04 Kms]
	Basis amenities located within 500 mtr range





Source: <https://www.google.com/maps/place/28%C2%B030'44.8%22N+77%C2%B022'20.4%22E/@28.5123734,77.3713726,18.24z/data=!4m5!3m4!1s0x0:0x0!8m2!3d28.5124444!4d77.3723333>

4. PROJECT OVERVIEW: Maconns Infra Private Limited (MIPL) is a non-govt. company incorporated on 19th Oct., 2007. MIPL has proposed to develop an IT Campus Project named 'Digital Park' accommodating Office space having approx. saleable area measuring 8,37,455 sq.ft. and retail saleable area approx. 1,00,000 sq.ft. spread over a land area measuring 20,000 sq. mtr. at Plot No. B-09, Sector-132, Noida, Gautam Buddha Nagar, Uttar Pradesh.

In November, 2018, MIPL has signed the Memorandum of Agreement (MOA) with M/s. Steria (India) Ltd. for the lease of office spaces in 3 phases as per their required specifications.

Main extracts & highlights of the Agreement signed between M/s. Maconns Infra Pvt. Ltd. (MIPL) & M/s. Steria (India) Ltd. are herewith mentioned below:



2. PHASE WISE AREA DETAILS to be offered to SECOND PARTY

Phase I: 629,102 Sq.ft. of Super Area as per final design,

Tower A Area 493,540 Sq.ft. 4,500 seats

Tower B Area 135,562 Sq.ft. 1,000 seats

Phase II: 104,177 Sq.ft. of Super Area as per final design,

Tower C 1,000 seats

Phase III: 104,176 Sq.ft. of Super Area as per final design,

Tower C 1,000 seats

3. LEASE PERIOD

Lease period for Phase I shall be 15 years (Fifteen years) from the Rent Commencement Date.

Lease Period for Phase II & III, if taken by the SECOND PARTY, shall also be documented in such a way so as to end the lease period together with the end date of Phase I.



4. LOCK IN PERIOD

Lock in Period shall mean that the SECOND PARTY shall not vacate or terminate the Lease Deed for the said Premises during the defined lock in period.

In the circumstances wherein the SECOND PARTY does so, it shall be liable to pay lease rental, in addition to the rental paid till that date, as per Clause 11 for the remaining period out of lock in period.

- A. Lock in Period for Phase I shall be 5 years (Five years) from the Rent Commencement Date (RCD) by the SECOND PARTY for the Area of Phase I.
- B. Lock in Period for Phase II and III, shall be for 3 years (Three Years) from the Rent Commencement Date (RCD) by the SECOND PARTY, for the Area of Phase II and III.

9. RENT COMMENCEMENT DATE ("RCD")

The Rent Commencement date (RCD) for each Phase will be the date of handing over the physical possession of respective phase of the premises to the SECOND PARTY in the fully fitted out condition as per MOA.

Total proposed project cost has been estimated at Rs.357.29 cr., which is proposed to be funded with a debt-equity ratio of 56:44, i.e. debt of Rs.200.00 cr. and equity of Rs.157.29 cr. Debt requirement of the Project is proposed to be financed through Term

Loan (TL) from State Bank of India which has shown interest to process the debt amount of Rs.200.00 cr.

As per the records provided by the company the total amount incurred till date is Approx. Rs.110 Crore.

Company has obtained all the required preliminary, statutory approvals & clearances (Pollution NOC, Letter of Comfort, Environment clearance, Provisional Firefighting NOC, Consent to Establishment, Height Clearances, Mining Permission, and Structural Stability Certificate etc.).

For the Land, MIPL has already acquired the land measuring 20,000 sq.mtr. From Noida Authority on long term lease for the period of 90 years in Sector-132, Noida, Gautam Buddha Nagar.

For the construction purpose, MIPL has signed a Construction Agreement with M/s. Hi-Tech competent Builders Pvt. Ltd. on 28.02.2020 to construct proposed IT Campus Project having total Built-up area 11,92,945 sq. ft. comprising of 2 High rise Towers.

As per the current status on the site, site development and Excavation work has been already completed. M/s. S.B. Construction was engaged for Excavation work at site.

The company has assigned some new contractors/consultant as follows:

- IPDM Services (India) Pvt. Ltd. – Consultant for Landscape Planners and architect
- Ingenious Work Solutions– for the HVAC Work
- Dova Infracon Private Limited- For Fire and Plumbing Work
- Zephyrs Cooling Solutions- For Mechanical Ventilation
- Tomar Electricals Service- For Raceway Installation Work
- Sant Electricals- High Side electric work



The contractors/consultant assigned in the previous quarter is as follows:

- KSP Hydro Engineers Pvt. Ltd. – For STP Work
- Uri Design Studio – Lightning Consultants
- TK Elevator India Pvt. Ltd. – Elevator Contractor
- Mitsubishi Elevator India Pvt. Ltd. – Elevators Contractor

Currently the superstructure of Tower B is completely which is constructed with 2 Basement + G + 10 Floors. Currently the Interior work for the office floor's i.e., 3rd to 10th floors is on Progress and Construction of Tower A was also in execution as observed during the site visit. The material for glazing work is lying at site and is erected for the office floors.

5. SCOPE OF THE REPORT: To review & scrutinize following below points:

- Review current status of the Project on site
- Review capital expenditure incurred on site including preliminary and preparative expenses.
- Review position of various statutory, non-statutory clearances and regulatory clearances obtained by the company.
- To check the status of physical progress of the Project.
- Review the construction schedule of the project and advice on the scheduled COD of the project, whether same is achievable by the company or not.
- Advise Lender's on any other issue/ constraints in the project which may affect its progress.

6. PURPOSE OF THE REPORT: To provide fair detailed analysis report to the Bank based on the "in-scope points" mentioned above subject to the details/ data/ information provided by the client for facilitating Bank to take appropriate decision on providing credit facility to the Project.



7. METHODOLOGY ADOPTED:

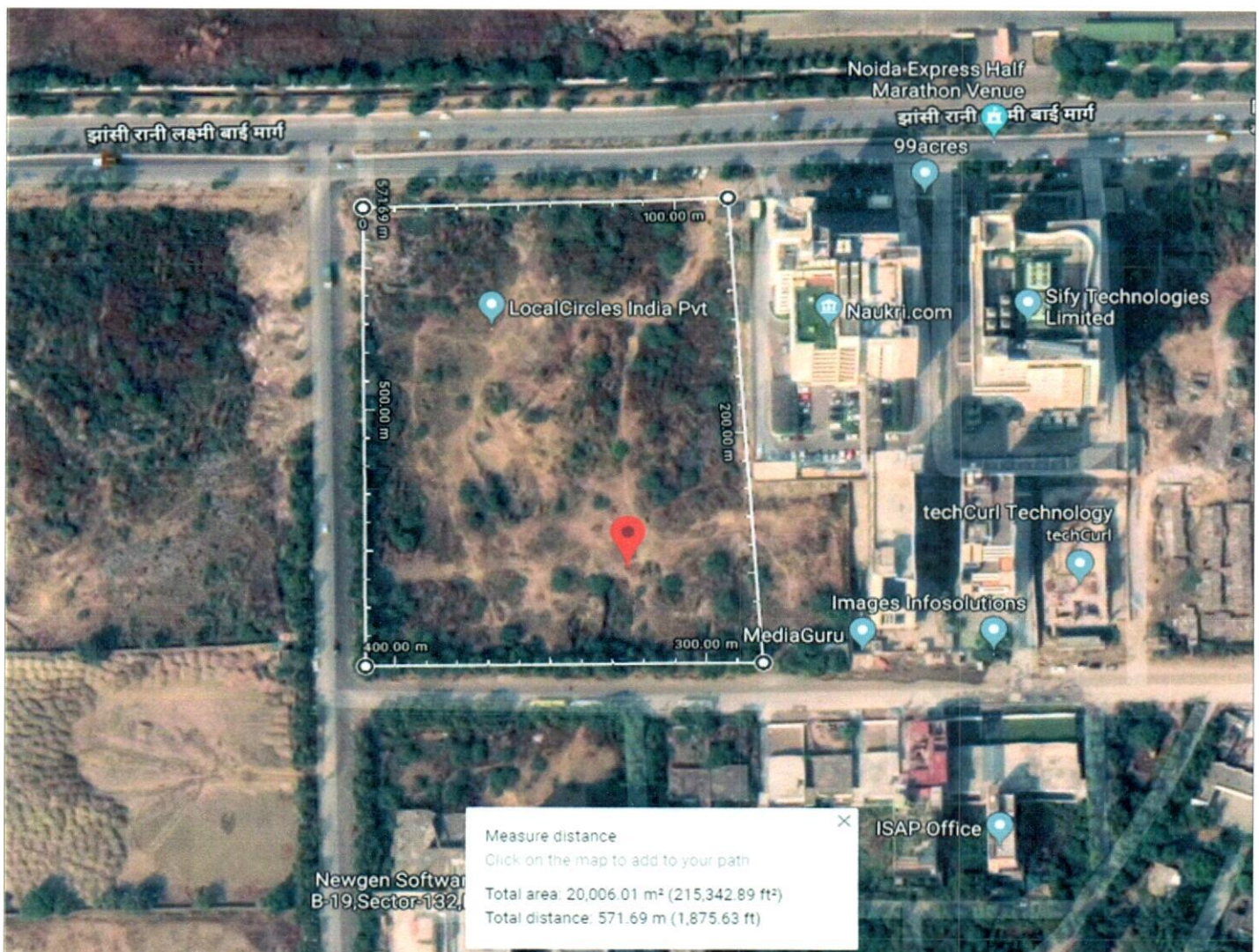
- a. Site Survey.
- b. Review & analysis of the Project initiation, planning, contract agreements, statutory regulatory approval documents and other data, information provided by the MIPL.
- c. Preparation of the Report based on "in scope points".
- d. Approval of the Report.
- e. Report submission.



PART C

PLANT INFRASTRUCTURE SECTIONS & FACILITY DETAILS

1. **LAND DETAILS:** MIPL has already acquired the land measuring 20,000 sq.mtr. from M/s. Living Media (India) Pvt. Ltd. through Transfer Deed cum Sale Deed on long term lease for the period of 90 years in Sector-132, Noida, Gautam Buddha Nagar in the year 2013.



{Table: 1}

PARTICULARS	DETAILS
Total Land Area	20,000 m ²
Location	Plot No. B-9, Sector - 132, Noida, Gautam Buddha Nagar, Uttar Pradesh
Boundaries	North : Plot No. B-8 & B-25 South : 24 mtr. wide Road East : 24 mtr. wide Road West : 45 mtr. wide Road

2. PROJECT INFRASTRUCTURE DETAILS: Maconns Infra Pvt. Ltd. (MIPL) has proposed to set-up an IT Campus Project named 'Digital Park' accommodating Office space having approx. saleable area measuring 8,37,455 sq.ft. and retail saleable area approx. 1,00,000 sq. ft. spread over a land area measuring 20,000 sq. mtr. at Plot No. B-09, Sector-132, Noida, Gautam Buddha Nagar, Uttar Pradesh.

This is a Built to Suit IT/ITES Project comprising of 2 high rise towers (3B+G+19) & (3B+G+10) having total Built-up area Approx. 13,11,000 sq.ft. This Project would be based on Modern Advanced IBMS System (Intelligence Building Management System) which is known as a building automation system (BAS), is a computer-based control system installed in buildings that controls and monitors the building's mechanical and electrical equipment such as ventilation, lighting, power systems, fire systems, and security systems. Apart from this there are total 6 Entries & Exits and 4 Ramps proposed.

For the purpose of the development of the Project, MIPL has engaged 2 main Architect M/s. Design Forum of Architects (DFA) for external Design Services & M/s. Adrianse Group for Interior Design Services and M/s. NNC Design International Consulting Structural Engineers as a Structural Design Services & Supervision. Some other consultants are also engaged for different Consultancy Services. MIPL has engaged M/s. High-Tech Competent Builders Pvt. Ltd. for

Building / Structural construction work as per below mentioned Terms & Conditions.

- A. Rate**:- Rate as per defined scope of work (copy enclosed) shall be Rs 997/- per Sqft(Rupees Nine Hundred Ninety Seven Per Square Feet)
- B. Area**:- You shall construct an Area of 1192945 Sqft (as per Tender Drawings)
- C. Value**:- The value of the Contract shall be Rs 997 x 1192945 Sqft = Rs 1,18,93,66,165 (Rupees One Hundred Eighteen Crores Ninety Three Lac Sixty Six Thousand One Hundred Sixty Five Only)
- D. Taxes**:- Owner shall pay to the Contractor applicable GST extra. Labour Cess (to be deposited directly with the competent Authority by the Owner)shall also be paid extra.
- E. Work Execution**:- Work shall be executed as per revised schedule submitted on 15th February 2020. Work commencement date shall be between 11-15 March 2020.
- F. Advance Payment**:- Owner shall pay a sum equivalent to 5% value of the contract against submission of Bank Guarantee in 2 parts of equivalent value, same shall be recovered from 80% of contract value of work done on pro-rata basis from RA Bills. Recovery to be made from the second RA Bill onwards.
- G. Performance Security**:- It is agreed by the Owner that the Contractor shall furnish Corporate & Personal Guarantees of the Directors. The condition of Bank Guarantee stands waived off (Clause 21 of GCC) .



As per the proposed plan following blocks & sections are proposed to be built:

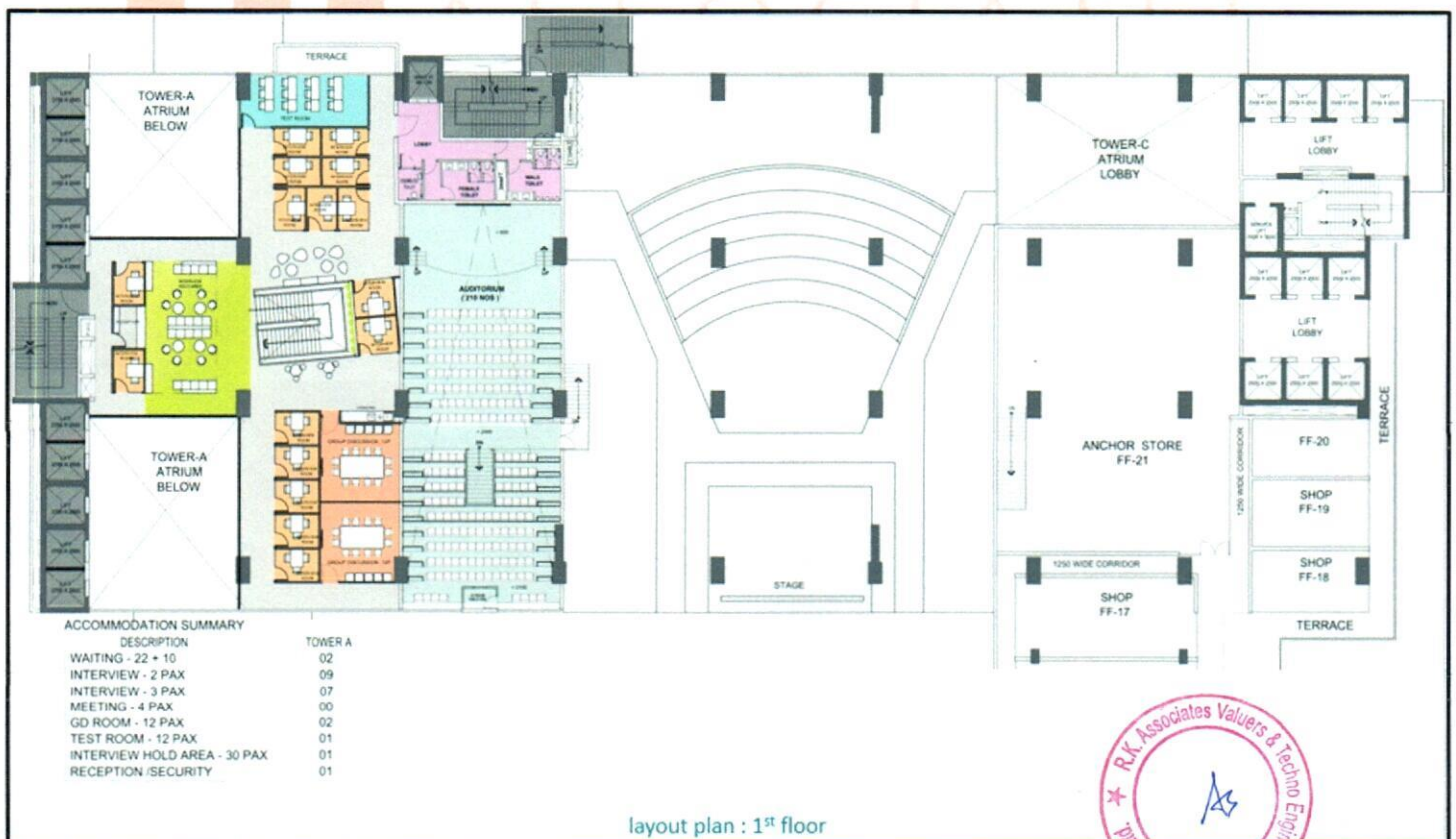
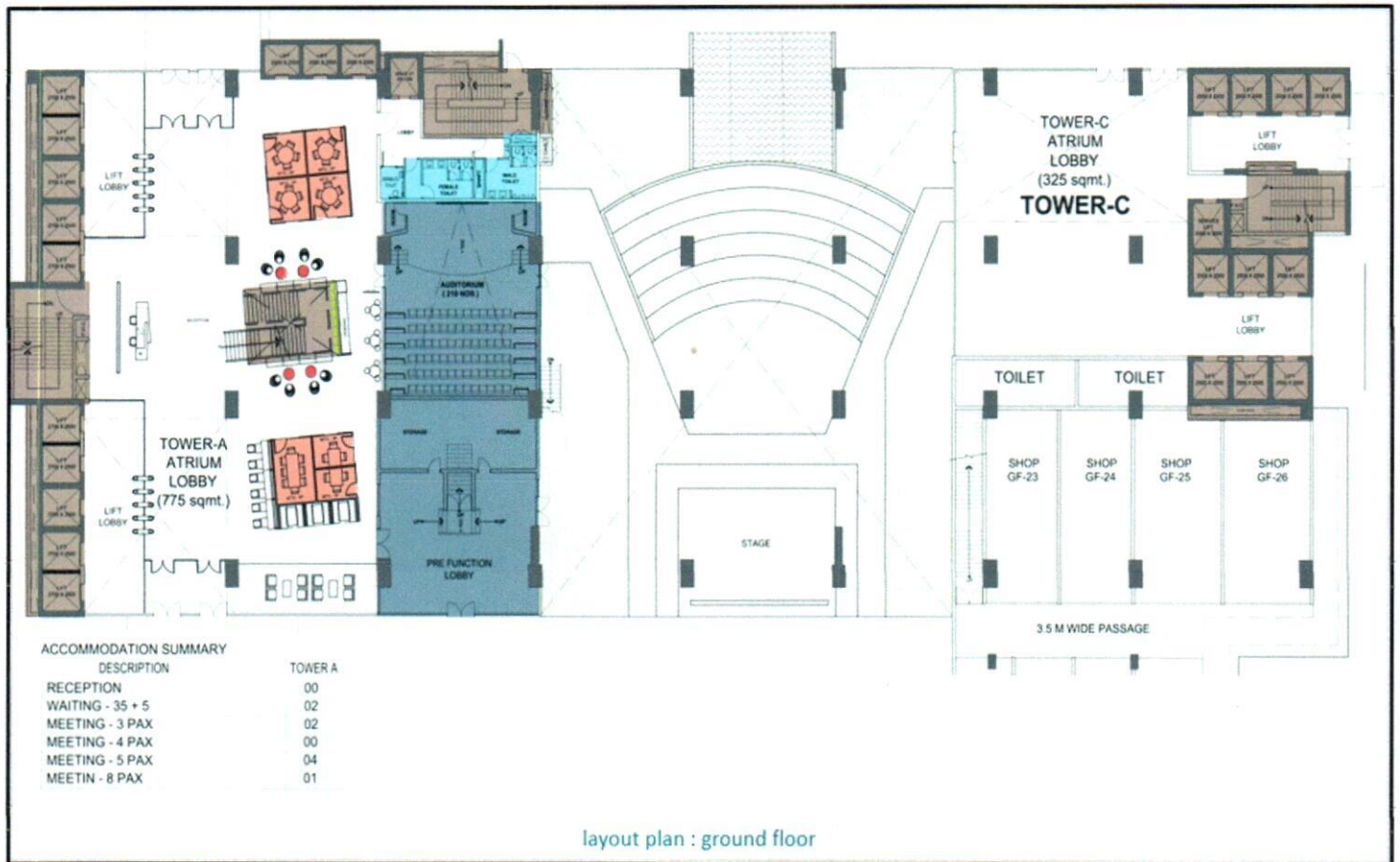
{Table: 2}

AREA STATEMENT AS PER APPROVED BUILDING PLAN											
	TOTAL AREA	FAR				SERVICES				TOTAL SERVICES	NON FAR
		(TOWER A)		(TOWER B)		TOTAL FAR	(TOWER A)	(TOWER B)			
FLOORS		IT	FACILITY	IT	FACILITY		IT	IT	FACILITY		
1ST BASEMENT	16219.852										16219.852
2ND BASEMENT	16219.852										16219.852
3RD BASEMENT	16219.852										16219.852
GR. FLOOR/ STILT FLOOR	5848.651	1713.119	396.491	501.499	1853.224	4464.333	251.833	43.235	2.900	297.968	1086.350
1ST FLOOR	3089.655	722.193	578.915	84.684	1477.660	2863.452	149.135	43.235	33.833	226.203	
2ND FLOOR	4484.813	2962.770	0.000	336.997	692.904	3992.671	360.631	131.531		492.162	
3RD FLOOR	4434.761	2962.770	0.000	967.216	0.000	3929.986	360.631	144.144		504.775	
4TH FLOOR	4392.968	0.000	0.000	0.000	0.000	0.000	0.000	0.000		0.000	4392.968
5TH FLOOR	4494.101	2784.570	0.000	967.216	0.000	3751.786	538.831	203.484		742.315	
6th FLOOR	4256.561	2784.570	0.000	967.216	0.000	3751.786	360.631	144.144		504.775	
7th FLOOR	4434.761	2962.770	0.000	967.216	0.000	3929.986	360.631	144.144		504.775	
8th FLOOR	4494.100	2784.570	0.000	967.216	0.000	3751.786	538.830	203.484		742.314	
9th FLOOR	4256.561	2784.570	0.000	0.000	0.000	2784.570	360.631	0.000		360.631	1111.360
10th FLOOR	4392.968	0.000	0.000	967.216	0.000	967.216	0.000	144.144		144.144	3281.608
11th FLOOR	3323.400	2784.570	0.000		0.000	2784.570	538.830			538.830	
12th FLOOR	3022.808	2662.175	0.000		0.000	2662.175	360.633			360.633	
13th FLOOR	3323.401	2962.770	0.000		0.000	2962.770	360.631			360.631	
14th FLOOR	3323.400	2784.570	0.000		0.000	2784.570	538.830			538.830	
15th FLOOR	3145.201	2784.570	0.000		0.000	2784.570	360.631			360.631	
16th FLOOR	3281.608	0.000	0.000		0.000	0.000	0.000			0.000	3281.608
17th FLOOR	2725.243	2563.882	0.000		0.000	2563.882	161.361			161.361	
18th FLOOR	1523.522	1472.093	0.000		0.000	1472.093	51.429			51.429	
19th FLOOR	344.420	296.462	0.000		0.000	296.462	47.958			47.958	
MUMTY MACHINE ROOM 1	160.868					0.000	160.868			160.868	
MUMTY MACHINE ROOM 2	137.703					0.000	137.703			137.703	
MUMTY MACHINE ROOM 2A	80.748					0.000	80.748			80.748	
MUMTY MACHINE ROOM 3	42.601					0.000	42.601			42.601	
MUMTY MACHINE ROOM 4	100.978					0.000	100.978			100.978	
GUARD ROOM	36.000					0.000	36.000			36.000	
TOTAL	121811.357	40772.994	975.406	6726.476	4023.788	52498.664	6260.985	1201.545	36.733	7499.263	61813.450
				52498.664				7499.263			



LIE REPORT

MACONNS INFRA PRIVATE LIMITED



PART D

PROJECT CONSULTANTS, CONTRACTORS & SUPPLIERS

A. Confirmed Contractors: Following below consultants, contractors & suppliers have been engaged/ confirmed for different activities of the Project initiation and implementation activities:

{Table: 3}

S. No.	Name of the Company	Type of Contract	Scope of work contract	Date of Agreement	Total Contract Value (In Rs.)
1	M/s. Hi-Tech competent Builders Pvt. Ltd.	Fixed rate per Square foot basis	Civil & Structural works for Digital IT Park at B-9, sector-132, Noida	28.02.2020	Contract Value =1189366165.00, GST @ 18% = 214085909.70, +Labour Cess @ 1%=11893661.65, ----- Total=1415345736.00
2	M/s. Adriane Group	per Square Feet	Architect for Interior Design Services	17.12.2018	Contract Value =19500000.00, GST @ 18% = 3510000.00, ----- Total=23010000.00
3	M/s. NNC Design International Consulting Structural Engineers	per Square Feet	Structural Design Services & Supervision	02.08.2018	Contract Value =4550000.00, GST @ 18% = 8190000.00, ----- Total=5369000.00
4	M/s. Udayan Chaudhari & Associates Pvt. Ltd.	Fixed Price Contract	HVAC works, Rain water system, Fire Fighting System, Sewage Treatment Plant, Solar Heating Equipment	02.08.2018	Price not mentioned in the Work Order
5	M/s. Ampower Consultancy Services	per Square Feet	Electrical System	02.08.2018	Contract Value =4000000.00, GST @ 18% = 720000.00, ----- Total= 4720000.00.00
6	M/s. EN3 Sustainability Solutions	Fixed Price Contract	For LEED Rating	04.09.2018	Contract Value =1275000.00, GST @ 18% = 229500, ----- Total=1504500.00.00
7	M/s. IPDM Services (India) Pvt. Ltd	Built to Suit	For Landscape Design	20.11.2018	Contract Value =2000000.00, GST @ 18% = 360000.00, ----- Total=2360000.00
8	M/s. Dema Consulting, W 10/3, Phase-III	Fixed Price Contract	For Glass Faade Design	14.1.2019	Contract Value =1250000.00, GST @ 18% = 225000.00, ----- Total=1475000.00
9	M/s. THS Consulting Pvt. Ltd.	Fixed Price Contract	1. Facility Planing for cafeterias including back of home areas: total 4 nos in tower A,B,C 7 M. 2. Planning fo preliminary MEP for adjoining Retail area, facility planing for kitchen & back of house areas	01.4.2019	A. Cafeteria's Kitchen Design - Rs.3,50,000/- B. Planning for Hospitality Retails - Rs.2,00,000/- C. Scope of work Part-II - Rs.20,000/- Contract Value =570000.00, GST @ 18% = 102600.00, ----- Total=672600.00
10	M/S Manish Consultants	Fixed Price Contract	For Structure Design	26.12.2019	Contract Value =1800000.00, GST @ 18% = 324000.00, ----- Total=2124000.00
11	M/s. S Dac Engineers	Lumpsum	a. Review DBR and structural concept for the project in view of parameters stated in the intent and make necessary suggestions for alternatives. b. Review of General arrangement drawings prepared by the Principal Structural Design Consultant. c. Comments on Structure model and on its results and reports. d. Comments on Design calculations for Slab, Foundation & Staircases etc. e. Review of STAAD/ETAB Analysis and design files prepared by Design Consultant. f. Confirmation that the Design meets the provisions of Indian Standard Codes, Special emphasis shall be done to ensure that the Designs prepared by Principle Consultant are most economical g. Cross checking the design calculations submitted h. Check the design of Principal Consultant from the consideration of economy in design. i. Approval of all good for construction drawings in accordance with design calculations to make sure that detailing meets the IS Standards and applicable codes in line to the best practice in trade. j. Issuing a Certificate that design and drawings prepared by Principle Design Consultant meets all standards.	30.4.2019	Contract Value =1100000.00, GST @ 18% = 198000.00, ----- Total=1298000.00



11	M/s. S Dac Engineers	Lumpsum	For PMC Services	30.4.2019	Contract Value =1100000.00, GST @ 18% = 198000.00, -----Total=1298000.00
12	M/s. Design Forum of Architects		Architectural Services	28.07.2014	a. Civil Structure Built-up Area - Rs.11/- per sq.ft. b. Basement & Service Floors - Rs.8/- per sq.ft. c. Design of common Area interiors - Rs.3/- per sq.ft.
13	M/s. Pioneer Engineering Consultants		Proof checking and Audit Agency for the Structural Design	09.08.2018	Rs.1100000/- + GST (14 Lakh sq.ft. @Rs.0.78 per sq.ft.
14	M/s. TAK Consulting Pvt. Ltd.	Fixed price contract	Consultant for Vertical Transport Services	10.08.2018	Rs.4,25,000/- + GST + Additional site visit charges
15	M/s. Event & Liasoning Services Pvt. Ltd.	Fixed Price Contract	Obtain permission/ NOC for Consent to Establish	06.02.2019	Rs.2,00,000/- +GST
16	M/s. ATMOS Sustainable Solutions Pvt. Ltd.	Fixed Price Contract	Environment Consultants & C to E Consultant & Liasoning Agency	08.08.2018	1. Enviroment Clearance - Rs.3,00,000/- + GST (Consultancy Fees) + Rs.6,00,000/- (Liasoning Fees/ Incidental Charges) 2. Consent to Establish - Rs.50,000/- + GST (Consultancy Fees) + Rs.10,00,000/- (Liasoning Fees/ IncidentalCharges)
17	M/s. S. B. Construction Infra Pvt. Ltd.	Item Rate	Shoring work with soldier piling method for approx. 6600 sq.mtrs. Area	31.05.2019	Rs.3,60,05,000/- + GST

Apart from these above-mentioned contractors the company has signed some other contract in this Quarter:

S.No.	Name of the Company	Type of Contract	Scope of work Contract	Date of Contract	Total Contract Value
1	M/s Sant Electricals	Lumsum	Installation, testing & Commissioning of 33kv Substation equipments, Cable Laying, Cable Tray Fixing, Earthing Work	30 December 2021	Rs.33,88,500/- Plus GST
2	M/s Tomar Electricals Service	per sq.mtr.	Installation of Raceway from 3rd to 10th floor in Tower-B	16 December 2021	Rs.1,34,000/- Plus GST

Apart from these the company has issued some LOI in this Quarter as mentioned below:

S.No.	Name of the Company	Type of Contract	Scope of work Contract	Date of LOI	Total LOI Value
1	MindStudio Private Limited	Lumsum	Interior Design Services for Tower-B	16 October 2021	Rs.24,00,000/- Plus GST
2	Ingenious Work Solutions	Lumsum	HVAC high side Package	29 October 2021	Rs.6,85,00,000/- Plus GST
3	Dnova Infracon Pvt.Ltd.	Lumsum	Installation, testing & Commissioning of Fire Fighting work	01 November 2021	Rs.3,05,12,875/- Plus GST
4	Dnova Infracon Pvt.Ltd.	Lumsum	Installation, testing & Commissioning of Plumbing work	01 November 2021	Rs.1,64,87,125/- Plus GST
5	Zephyrs Cooling Solutions	Lumsum	Mechanical Ventilation Work for Digital Park	01 November 2021	Rs.1,80,00,000/- Plus GST

1. Contract value is considered as per the contract agreement between the company and the contractor provided to us.
2. The amount incurred till date for the installation of lifts are considered as per the ledger and disbursement and fund utilisation sheet provided to us by the client.

PART E

PROJECT COST & MEANS OF FINANCE

1. **TOTAL PROJECT COST:** As per the Bank Loan Sanctioned Letter, MIPL has estimated the total Project Cost is Rs.357.29 cr. in which Rs.56.14 cr. is for Land & Land Development Cost and Rs.266.54.00 cr. for the Construction Cost.

{Table: 5}

Sr. No.	Particulars	Amount (In Cr.)
1.	Land & Land Development Cost	56.14
2.	Cost of Construction	266.54
	Hard Cost	322.68
3.	Contingency (3%)	8.00
4.	Interest During Construction	26.61
	Soft Cost	34.61
	Total Project Cost	357.29

Source: Bank Loan Sanctioned Letter

Observations & Comments:

1. The basis of the above estimated cost is as per the estimates provided by the MIPL.
2. Detailed estimate for quantity of material required is not obtained by MIPL.
3. This is a Built to Suit IT/ITES Project and hard cost includes complete interiors, finishing, furnishing, furniture and fittings & fixtures of Phase-I are admeasuring 6,29,000 sq.ft.



2. CURRENT STATUS & TOTAL EXPENDITURE INCURRED TILL DATE: Details of the expenditure in the Table below is recorded for the expenditure incurred up to 31st December, 2021 only.

{Table: 6}

SR. NO.	PARTICULARS	TOTAL ESTIMATED COST	INCURRED TILL 31 th DECEMBER 2021	CURRENT STATUS OF WORK AND REMARKS
		(All figures in cr.)		
1.	Land & Land Development	Allocated Amount	56.14	Total Project Expenditure against Plot Cost shown by the MIPL is Rs.50.33 cr. Up to 31 st December 2021 as per the below breakup: 1. Lease Extension charges of amount Rs.3.94 cr. 2. Interest against Plot Loan of amount Rs.2.63 cr. are included. 3. Rs.0.09 cr. has been paid for the Land Development Cost 4. No other cost has been incurred from the period of Dec., 2019 to December, 2021.
		Expenses incurred up to last LIE report	50.33	
		Incurred up to period ending 31 st December, 2021	50.33	
2.	Building & Civil Construction	Allocated Amount	266.54	Based on physical progress observed during site visit and information provided by the company, they have constructed approximately 3,13,240 Sq. ft. area. Thus assuming construction rate of approx. Rs.1,850/- per sq. ft. the total expenditure on construction comes out to approximately Rs.58 Crore which seems reasonable in our view For construction of such high end commercial places.
		Expenses incurred up to last LIE report	51.57	
		Incurred up to period ending 31 st December, 2021	58.00	
	Contingency	Allocated Amount	8.00	

3.		Expenses incurred up to last LIE report	0.00	No cost incurred under this head up to 31 st Dec., 2021.
		Incurred up to period ending 31 st December, 2021	0.00	
4.	Interest During Construction	Allocated Amount	26.61	We have relied on CA certificate and other information provided by the company For interest cost paid during construction.
		Expenses incurred up to last LIE report	1.20	
		Incurred up to period ending 31 st December, 2021	2.11	
5.	Total	Allocated Amount	357.29	Based on physical progress observed during site visit, copies of invoices provided by the company and other information received we are of the view that the company has made an expenditure amounting to approx. Rs.110 Crore as against 109.73 Crore certified by M. B. Gupta and Co. chartered accountant vide CA certificate dated 22 nd January 2022 with UDIN. 22525377AAAA52847.
		Expenses incurred up to last LIE report	103.10	
		Incurred up to period ending 31 st December, 2021	110.38	

Notes:

1. Expenses which were redundant and has been incurred multiple time on the same item and has remain unutilised because of project execution delay has not been approved.
2. All amount considered is based on the break-up of expenditure, copy of bills, accounts ledgres provided to us.
3. Amount has been checked based on cost analysis and not based on accounting principles.
4. Amount checked is based on macro analysis as a whole and not based on item wise bills of wuantity or micro basis and is non investigative in nature.



Comments:

The Company has provided the cost sheet of the total envisaged construction expenses in the project. As per the said sheet the company has proposed to spend approximately 276 Crore, out of which contracts worth Rs.71.60 Crore has already been given. The cost sheet is as attached below:

MACONNS INFRA PRIVATE LIMITED Total Cost, Contract & Payment as on 31.12.2021				
S.No.	Name of the contractors on on board	Amount as per Cost Sheet	Amount Awarded in the contract (Incl.GST)	Total Payment
1	Sheet Piling & Dewatering	6,50,00,000	-	-
2	Civil work inclusive of complete scope			
	Hi-Tech Competent Builders Pvt.Ltd.	1,36,71,06,000	45,77,23,697	32,39,81,345
		1,36,71,06,000	45,77,23,697	32,39,81,345
3	Facade based on U Value:-1.81W/M2K			
	Falcon Concepts Pvt.Ltd.	14,62,50,000	6,36,02,000	3,03,15,894
		14,62,50,000	6,36,02,000	3,03,15,894
4	Landscape & outer Area Development	3,00,00,000	-	-
5	Interiors	44,00,00,000	-	-
ADDITIONAL ITEMS NEEDED				
1	WATER & SEWAGE / FIRE FIGHTING SYSTEM			
a.	Plumbing + Sanitary + Pump Room + WTP + Tap Off			
	Dnova Infracon Private Limited-PHE	8,00,00,000	1,57,81,197	5,00,000
	KSP Hydro Engineers Pvt.Ltd.		74,34,000	11,15,100
		8,00,00,000	2,32,15,197	16,15,100
b.	Sanitary Fixtures, CP Fittings + Accessories etc	2,00,00,000	-	-
c.	Fire fighting, Sprinklers, Hydrant, Pump Room, Tap Off plus FHC Accessories			
	Dnova Infracon Private Limited-FF	12,00,00,000	3,97,41,602	5,00,000
		12,00,00,000	3,97,41,602	5,00,000
2	HVAC HIGH SIDE + Part Low Side + Part Retail			
a.	Chiller System			
	Ingenious Work Solutions	8,50,00,000	6,08,05,144	45,99,106
	Daikin Airconditioning India Pvt.Ltd.		1,10,92,000	-
		8,50,00,000	7,18,97,144	45,99,106
b.	Retail HVAC Provision	50,00,000	-	-
c.	Basement Ventilation System			
	Zephyrs Cooling Solutions	5,50,00,000	2,00,78,528	9,00,000
3 a	ELECTRICAL HIGH SIDE & LOW SIDE			
	Voltamp Transformers Limited		32,80,400	5,56,000
	Tomar Electricals Service	15,00,00,000	1,58,120	-
	Sant Electricals		39,58,430	-
	R K Electricals & Interiors		32,43,112	-
		15,00,00,000	1,06,80,062	5,56,000
b	Necessary Electrical Provisions For rest of Building	1,00,00,000	-	-
4	LIFTS			
	TK Elevator India Pvt.Ltd.	11,00,00,000	1,71,14,555	58,99,409
	Mitsubishi Elevator India Pvt.Ltd.		1,18,70,800	11,87,080
		11,00,00,000	2,89,85,355	70,86,489
5	Contingencies - 3% of total cost of project	8,05,00,680	-	-
	GRAND TOTAL	2,76,38,56,680	71,59,23,586	36,95,53,934

SOURCES OF FINANCE & UTILIZATION OF FUNDS: The Project cost mentioned above has been planned to be covered from following resources:

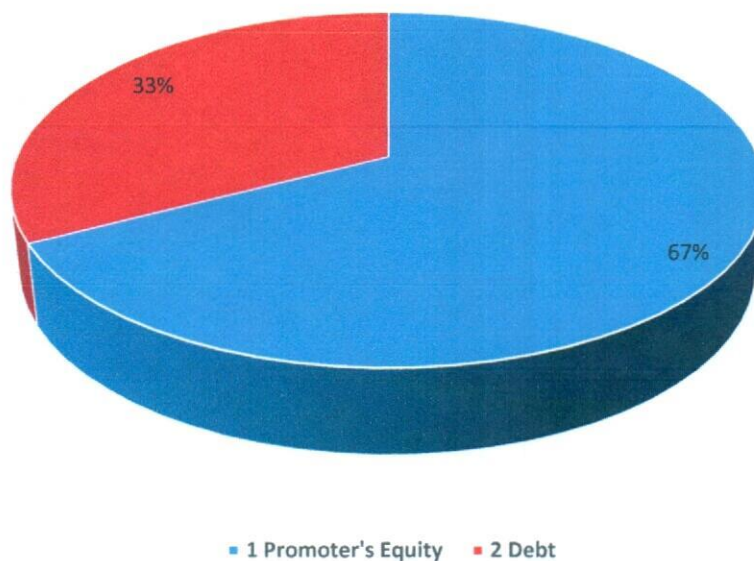
{Table: 7}

PARTICULARS	PLANNED AMOUNT	CURRENT STATE OF INVESTMENT	BALANCE
	(Amount in Cr.)		
Promoter's Equity	157.29	77.05	80.24
Term Loan from Bank	200.00	37.45	162.55
TOTAL	357.29	114.5	242.79

Source: As per Bank Loan Sanctioned Letter.

{Figure: 3}

D/E Ratio as on 31st December 2021



Comments:

As per the CA certificate dated 22nd January 2022 with UDIN. 22525377AAAA52847, the company has made an expenditure amounting to approx. Rs.110 Crore on the project up to 31st December 2021. However as per means of finance dated 22nd January 2022 with UDIN. 22525377AAAAAT2339 the company has infused approx. Rs.114 Crore till 31st December 2021. Details of balance infusion is not provided to us.



PART F STATUTORY & REGULATORY APPROVALS, CLEARANCES & NOC

{Table: 8}

Sr. No.	NAME OF LICENSE/ REGISTRATION	PURPOSE	DATE OF ISSUE	Current Status
	ISSUING AUTHORITY		LICENCE NO.	
1.	NOC for Pollution for Non-Abnoxious and Non-Hazardous Industry	Pollution	17.09.2018	Obtained
	Office of the Deputy Commissioner Industries, Gautam Buddha Nagar, Uttar Pradesh		1660 D.I.C./ G.B.N.(U.P.) POLL. NOC/ 2018-19	
2.	Letter of Comfort	For Industry Set-up	17.09.2018	Obtained
	Office of the Deputy Commissioner Industries, Gautam Buddha Nagar, Uttar Pradesh		1660/DIEPC/GBN/2017-18	
3.	Provisional Fire NOC	Firefighting	08.12.2018	Obtained
	Office of the Deputy Director, Fire Services, Meerut/ Saharanpur, Uttar Pradesh		842/DD/FS/Meerut-18(2)/1460	
4.	Building Plan Approval	Building Plan Sanctioned	18.01.2019	Obtained
	Noida Authority, Noida, Gautam Buddha Nagar, Uttar Pradesh		Noida/MVN/2019/V-819/400	
5.	Environment Clearance	Environment	10.05.2019	Obtained
	State Level Environment Impact Assessment Authority, Uttar Pradesh		32/Praya/SEAC/4504/2019	
6.	Consent to Establish		01.07.2019	Obtained

	Uttar Pradesh Pollution Control Board	Waste Water Discharge	50001/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2019	
7.	NOC for Height Clearances	Height Clearances	01.07.2019	Obtained
	Airports Authority of India		AAI/RHQ/NR/ATM/NOC/REVALIDATION/2014/251/1101-1105	
8.	Structural Stability Certificate	Structural Stability	13.11.2018	Obtained
	Jamia Millia Islamia, New Delhi		2018/2580	
8.	Structural Stability Certificate	Structural Stability	22.10.2019	Obtained
	Indian Institute of Technology, Delhi		IITD/IRD/CWG/AKJAIN-27	
9.	Permission for Mining	Mining Permission	31.05.2019	Obtained
	Office of the District Magistrate, Gautam Buddha Nagar, Uttar Pradesh		89/Kh. Anu./2019-20	
10.	No dues Certificate	No Dues Certificate	09.08.2018	Obtained
	Noida Authority, Noida, Gautam Buddha Nagar, Uttar Pradesh		Noida/2018/1653	

Observations & Comments:

1. MIPL has obtained all the required Preliminary & Statutory Approvals from different Government Agencies.



PART G

PROJECT SCHEDULE & CURRENT STATUS

- 1. PROJECT SCHEDULE CHART:** Project schedule is summarized in the below chart mentioning the important activities and milestones. This has been consolidated based on the current actual status of the various activities and rational projections for their completion time, considering the practical site conditions and what has been enumerated as time line in various contracts.

{Table: 9}

S. No.	ACTIVITIES		PLANNED COMMENCEMENT	PLANNED COMPLETION	CURRENT STATUS
1.	Land Acquisition & Development		Completed	Completed	Completed
2.	Site excavation		1 st Feb., 2020	15 th Nov., 2021	Completed
3.	Building Construction				
	Structure Work	Tower B & Retail Area	1 st Sep., 2020	7 th Sep., 2021	Superstructure of the Tower is completed having Basement 1 + Basement 2 + G + 10 floors. Retail/commercial floors are also complete
		Tower A	1 st April, 2021	9 th Oct., 2022	Foundation work is completed, roof of basement 1 & 2 is partially laid and construction work is in progress.
	Façade works	Tower B & Retail Area	4 th July, 2021	1 st Dec., 2021	Aluminum material and DGU for frame work of

					glazing is available at site. Glazing work for the office space i.e., 3 rd to 10 th floor of Tower-B is complete from three sides and is partially done for three floors for the fourth side.
		Tower A	23 rd March, 2022	17 th Jan., 2023	Not yet started
4.	Electrical, Fire Alarm & Low Voltage Works	Tower B & Retail Area	15 th May, 2021	9 th June, 2022	Not yet started
		Tower A	26 th Oct., 2021	19 th Jan., 2023	Not yet started
5.	HVAC Works	Tower B & Retail Area	15 th May, 2021	9 th June, 2022	Not yet started
		Tower A	26 th Oct., 2021	19 th Jan., 2023	Not yet started
6.	DG, Lift, UPS, STP, HSD & Other Equipment Works	Tower B & Retail Area	15 th May, 2021	9 th July, 2022	Work in Progress for 4 lifts in the Tower-B
		Tower A	26 th Oct., 2021	19 th Jan., 2023	Not yet started
7.	PHE Works	Tower B & Retail Area	25 th April, 2021	20 th May, 2022	Not yet started
		Tower A	26 th Oct., 2021	19 th Jan., 2023	Not yet started
8.	BMS, CCTV & PA, Security system Works	Tower B & Retail Area	4 th July, 2021	30 th Jan., 2022	Not yet started
		Tower A	24 th Jan., 2022	19 th Jan., 2023	Not yet started
9.	Interior & Finishing works	Tower B & Retail Area	15 th May, 2021	9 th June, 2022	Plaster work, and Raceway's installation for the Tower-B office units i.e. 3 rd to 10 th

					<p>floor is complete and screeding is completed for 3rd to 9th floor, trimix at the basement level of tower-B is in progress.</p> <p>Water proofing in the toilet and AHU rooms is complete for office Floors</p>
		Tower A	26 th Oct., 2021	19 th Jan., 2023	Not yet started
10.	External development, Landscaping & other beautification works	Tower B & Retail Area	7 th Sep., 2021	5 th Jan., 2022	Not yet started
		Tower A	21 st July, 2022	17 th Jan., 2023	Not yet started
11.	Handing Over & Rectification of Snags for Tower B & Retail		9 th July, 2022	23 rd Aug., 2022	Not yet started
12.	Handing Over & Rectification of Snags for Tower A		3 rd Jan., 2023	14 th Feb., 2023	Not yet started

OBSERVATIONS:

- Based on physical progress observed during site visit, the project seems to be delayed by about 4 months for Tower B and about 1 year for Tower A since construction works of Tower A are yet to be started. The company is advised to seek timeline extension from the lender.



{Table: 10}

REVISED CONSTRUCTION SCHEDULE - MACONNS DIGITAL IT PARK AS ON 31.07.2020					
S. No.	Description	AREA(Sqm)	Duration (Days)	Start date	Completion date
MACONNS DIGITAL IT PARK			896	1-Sep-20	14-Feb-23
Tower B & Retail			721	1-Sep-20	23-Aug-22
Tower A			684	1-Apr-21	14-Feb-23
A	Structure Work				
	Structure Work Tower B & Retail		371	1-Sep-20	7-Sep-21
	Structure Work Tower A		556	1-Apr-21	9-Oct-22
1	Raft Foundation (-8500 level) Construction Completed in Sep.-2020 Oct.-2020 Nov.-2020	2204 3900 3900	90	1-Sep-20	30-Nov-20
2	2nd basement (-4200 level) Construction Completed in Nov.-2020 Dec.-2020 Jan.-2021	2204 3900 3900	90	31-Oct-20	29-Jan-21
3	1st basement Tower Area/G.F Construction Completed in Jan.-2021 Feb.-2021 Mar.-2021	2204 3900 3900	90	30-Dec-20	30-Mar-21
4	1st floor (+3500 & +7000 level) for Tower B Atrium	2750	30	10-Mar-21	9-Apr-21
5	2nd floor (+12500 level)+Part Raft Foundation Tower A (-8500lvl)	4151	24	1-Apr-21	25-Apr-21
6	3rd floor (+16700 level)+Part Raft Foundation Tower A (-8500lvl)	3559	20	15-Apr-21	5-May-21
7	4th floor (+20900 level)+Part Raft Foundation Tower A (-8500lvl) +Part 2nd basement Tower A (-4200 level)	3094	20	25-Apr-21	15-May-21
8	5th floor (+25100 level)+Part 2nd basement Tower A (-4200 level)	3094	20	5-May-21	25-May-21
9	6th floor (+29300 level)+Part 2nd basement Tower A (-4200 level)	3136	20	15-May-21	4-Jun-21
10	7th floor (+33500 level)+Part 2nd basement Tower A (-4200 level)	3136	20	25-May-21	14-Jun-21
11	8th floor (+37700 level)+Part 1st basement/GF Tower A	3163	20	4-Jun-21	24-Jun-21
12	9th floor (+41900 level)+Part 1st basement/GF Tower A	3205	20	14-Jun-21	4-Jul-21
13	10th floor (+46100 level)+Part 1st basement/GF Tower A	3163	20	24-Jun-21	14-Jul-21
14	Terrace (+50330 level)+Part 1st Floor Tower A (+7000level)	4345	30	4-Jul-21	3-Aug-21
15	Tower B Mumty & Water tanks, Water proofing etc.+ Part 1st Floor Tower A (+7000level)	1146	45	24-Jul-21	7-Sep-21
16	Part 1st Floor Tower A (+7000level)	1200	22	24-Jul-21	15-Aug-21
17	2nd Floor Tower A(+12500 level) Construction Part -1 Construction Part-2	1500 1612	22 22	5-Aug-21 17-Aug-21	27-Aug-21 8-Sep-21
18	3rd floor Roof(+16700 level) Tower A Construction Part -1 Construction Part-2	800 843	22 22	29-Aug-21 10-Sep-21	20-Sep-21 2-Oct-21
19	4th floor Roof(+20900 level) Tower A Construction Part -1 Construction Part-2	1632 1632	22 22	22-Sep-21 4-Oct-21	14-Oct-21 26-Oct-21

LIE REPORT
MACONNS INFRA PRIVATE LIMITED

20	5th floor Roof(+25100 level) Tower A				
	Construction Part -1	1632	22	16-Oct-21	7-Nov-21
	Construction Part-2	1632	22	28-Oct-21	19-Nov-21
21	6th floor Roof(+29300 level) Tower A				
	Construction Part -1	1650	22	9-Nov-21	1-Dec-21
	Construction Part-2	1651	22	21-Nov-21	13-Dec-21
22	7th floor Roof(+33500 level) Tower A				
	Construction Part -1	1548	20	3-Dec-21	23-Dec-21
	Construction Part-2	1548	20	13-Dec-21	2-Jan-22
23	8th floor Roof(+37700 level) Tower A				
	Construction Part -1	1632	20	23-Dec-21	12-Jan-22
	Construction Part-2	1632	20	2-Jan-22	22-Jan-22
24	9th floor Roof(+41900 level) Tower A				
	Construction Part -1	1650	20	12-Jan-22	1-Feb-22
	Construction Part-2	1651	20	22-Jan-22	11-Feb-22
25	10th floor Roof(+46100 level) Tower A				
	Construction Part -1	1548	20	1-Feb-22	21-Feb-22
	Construction Part-2	1548	20	11-Feb-22	3-Mar-22
26	11th floor Roof(+50300 level) Tower A				
	Construction Part -1	1632	20	21-Feb-22	13-Mar-22
	Construction Part-2	1632	20	3-Mar-22	23-Mar-22
27	12th floor Roof(+54500 level) Tower A				
	Construction Part -1	1650	20	13-Mar-22	2-Apr-22
	Construction Part-2	1651	20	23-Mar-22	12-Apr-22
28	13th floor Roof(+58700 level) Tower A				
	Construction Part -1	1498	20	2-Apr-22	22-Apr-22
	Construction Part-2	1498	20	12-Apr-22	2-May-22
29	14th floor Roof(+62900 level) Tower A				
	Construction Part -1	1632	20	22-Apr-22	12-May-22
	Construction Part-2	1632	20	2-May-22	22-May-22
30	15th floor Roof(+67100 level) Tower A				
	Construction Part -1	1650	20	12-May-22	1-Jun-22
	Construction Part-2	1651	20	22-May-22	11-Jun-22
31	16th floor Roof(+71300 level) Tower A				
	Construction Part -1	1548	20	1-Jun-22	21-Jun-22
	Construction Part-2	1548	20	11-Jun-22	1-Jul-22
32	17th floor Roof(+75500 level) Tower A				
	Construction Part -1	1632	20	21-Jun-22	11-Jul-22
	Construction Part-2	1632	20	1-Jul-22	21-Jul-22
33	18th floor Roof(+79700 level) Tower A				
	Construction Part -1	1632	20	11-Jul-22	31-Jul-22
	Construction Part-2	1632	20	21-Jul-22	10-Aug-22
34	19th floor Roof(+83900 level) Tower A				
	Construction Part -1	1105	20	31-Jul-22	20-Aug-22
	Construction Part-2	1106	20	10-Aug-22	30-Aug-22
35	Terrace (+88100 level) Tower A				
	Construction Part -1	680	20	20-Aug-22	9-Sep-22
	Construction Part-2	680	20	30-Aug-22	19-Sep-22
36	Tower A Mumty & Water tanks, Water proofing etc	242	20	19-Sep-22	9-Oct-22
B	Facade Works - Tower B & Retail Area		150	4-Jul-21	1-Dec-21
	Tower A		300	23-Mar-22	17-Jan-23
C	Hardscape and External Development	1240			
	Tower B & Retail Area		120	7-Sep-21	5-Jan-22
	Tower A		180	21-Jul-22	17-Jan-23
D	ID/Civil Finishing Work - Tower B & Retail Area		420	15-May-21	9-Jul-22
	Tower A		450	26-Oct-21	19-Jan-23
E	Electrical, Fire Alarm & Low Voltage Works				
	Tower B & Retail Area		390	15-May-21	9-Jun-22
	Tower A		450	26-Oct-21	19-Jan-23
F	HVAC Works-Tower B & Retail Area		390	15-May-21	9-Jun-22
	Tower A		450	26-Oct-21	19-Jan-23
G	PHE Works-Tower B & Retail Area		390	25-Apr-21	20-May-22
	Tower A		450	26-Oct-21	19-Jan-23
H	BMS, CCTV & PA, Security system Works				
	Tower B & Retail Area		210	4-Jul-21	30-Jan-22
	Tower A		360	24-Jan-22	19-Jan-23
I	DG, Lift, UPS, STP, HSD & Other Equipment Works				
	Tower B & Retail Area		420	15-May-21	9-Jul-22
	Handing Over & Rectification of Snags for Tower B & Retail		45	9-Jul-22	23-Aug-22
	Tower A		410	19-Nov-21	3-Jan-23
	Handing Over & Rectification of Snags for Tower A		42	3-Jan-23	14-Feb-23

PART H

OBSERVATIONS & COMMENTS

1. Based on physical progress observed during site visit, copies of invoices provided by the company and other information received we are of the view that the company has made an expenditure amounting to approx. Rs.110 Crore as against 109.73 Crore certified by M. B. Gupta and Co. chartered accountant vide CA certificate dated 22nd January 2022 with UDIN. 22525377AAAA52847.
2. The Company has provided the cost sheet of the total envisaged construction expenses in the project. As per the said sheet the company has proposed to spend approximately 276 Crore, out of which contracts worth Rs.71.60 Crore has already been given.
3. As per the CA certificate dated 22nd January 2022 with UDIN. 22525377AAAA52847, the company has made an expenditure amounting to approx. Rs.110 Crore on the project up to 31st December 2021. However as per means of finance dated 22nd January 2022 with UDIN. 22525377AAAAAT2339 the company has infused approx. Rs.114 Crore till 31st December 2021. Details of balance infusion is not provided to us.
4. The company has assigned some new contractors/Consultants during the quarter as follows:
 - Dova Infracon Private Limited- Fire and Plumbing Contractor
 - Mindstudio Private Limited- Consultant for interior work
 - Ingenious work solution- HVAC contractor
 - Zephyrs Cooling Solutions- Mechanical Ventilation Contractor
5. As per the current status of the site, the superstructure of Tower B is completed and foundation works for Tower A are under progress. Glazing works have started in Tower B. During visit no construction works were being carried out because of NGT ban imposed by the government to tackle rising pollution.
6. Based on physical progress observed during site visit, the project seems to be delayed by about 4 months for Tower B and about 1 year for Tower A since construction works of Tower A are yet to be started. The company is advised to seek timeline extension from the lender.



PART I

DISCLAIMER

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. This report is prepared based on the copies of the documents/ information which the Bank/ Company has provided to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. The client/owner and its management/representatives warranted to us that the information they supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct in all respect. I/We shall not be liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or wilful default on part of the owner, company, its directors, employee, representative or agents. Verification or cross checking of the documents provided to us from the originals or from any Govt. departments/ Record of Registrar has not been done at our end since this is beyond the scope of our work. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
3. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents, etc. have not been done at our end and same has to be taken care by legal expert/ Advocate. It is assumed that the concerned Lender/ Financial Institution has satisfied them with the authenticity of the documents, information given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for this report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4. This report is a general analysis of the project based on the scope mentioned in the report. This is not an Audit report, Design document, DPR or Techno feasibility study. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the company is true best of their knowledge.
5. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
6. Bank/FII should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and its specifically advised to the creditor to cross verify the

original documents for the facts mentioned in the report which can be availed from the borrowing company directly.

7. In case of any default in loans or the credit facility extended to the borrowing company, R.K Associates shall not be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.
8. The documents, information, data provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work.
9. This report only contains general assessment & opinion as per the scope of work evaluated as per the information given in the copy of documents, information, data provided to us and/ and confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
10. We have relied on data from third party, external sources & information available on public domain also to conclude this report. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data has been correctly extracted from those sources and /or reproduced in its proper form and context, however still we can't vouch its authenticity, correctness or accuracy.
11. This Report is prepared by our competent technical team which includes Engineers and financial experts & analysts.
12. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.
13. All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
14. Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall

be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.

15. Defect Liability Period is **15 DAYS**. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes, incorrect data/ figures/ statement will be entertained within the defect liability period. Any new changes for any additional information in already approved report will be regarded as additional work for which additional fees may be charged. No request for any illegitimate change in regard to any facts & figures will be entertained.
16. R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 15 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Financial Feasibility Study Services will be entertained due to possible change in situation and condition of the subject Project.
17. Our Data retention policy is of **ONE YEAR**. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
18. This Financial Feasibility Study report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) Information/ Data/ Inputs given to us by the client and (3) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or at least within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
19. R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.

Place : Noida
Date : 15.03.2022
Note : This report contains 40 pages

FOR INTERNAL USE

SURVEYED BY: Er. Abhishek Sharma

PREPARED BY: PE Team

REVIEWED BY: MA

**For R.K Associates Valuers & Techno
Engineering Consultants Pvt. Ltd.**

1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates Valuers Techno Engineering Consultants (P) Ltd. won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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M. B. GUPTA & CO.

CHARTERED ACCOUNTANTS

Mobile: 9811226601

To,

State Bank of India

Ref: Maconns Infra Private Limited

Sub: Certificate on Cost incurred on the Project as at 31.12.2021

Dear Sir/Madam,

On the basis of the bills, invoices, supporting documents and information produced before us by the management of M/s Maconns Infra Private Limited having its site (the Project) which is under development at B-9, Sector-132, Noida, Uttar Pardesh-201304, this is to certify that the Company has incurred following expenditure till 31st Dec, 2021 for the project:

All Figures in INR unless otherwise stated

S.No.	Particulars	Upto 31.03.2021 (Audited)	From 01.04.2021 to 31.12.2021 (Unaudited)	Total
1.	Lease hold Land	43,00,50,600	-	43,00,50,600
2.	Cost of Development including GST Recoverable*	35,08,14,111	25,18,92,391	60,27,06,502
3.	Capital Expenditure (Gross Block)	11,55,808	5,09,014	16,64,822
4.	Advance to Supplier against Project	5,54,36,791	75,00,813	6,29,37,604
	Grand Total	83,74,57,310	25,99,02,218	109,73,59,528

*The sale of Soil amounting to Rs. 2,19,04,762 has not been reduced with the cost of development. It has been assumed to be part of the Sources of Fund

For M. B. Gupta & Co.

(Chartered Accountants)

Firm Regn.No.0006928N

Jagdish Gupta

(Partner)

M.No.525377

UDIN: 22525377AAAA52847

Place: Noida

Dated: 22.01.2022



M. B. GUPTA & CO.

CHARTERED ACCOUNTANTS

Mobile: 9811226601

To,

State Bank of India

Annexure-4

Ref: Maconns Infra Private Limited

Sub: Certificate on Sources of Funds as at 31.12.2021

Dear Sir/Madam,

On the basis of the books of accounts, supporting documents and information produced before us by the management of M/s Maconns Infra Private Limited having at site (the Project) which is under development at B-9, Sector-132, Noida, Uttar Pradesh-201304, this is to certify that the company has following Sources of Funds till 31st Dec. 2021 for the project:

All Figures in INR unless otherwise stated

S.No.	Particulars	Total
1.	Share Capital (Paid up)	12,94,26,880
2.	Share Premium	25,28,75,746
3.	Surplus of Profit (Audited Balance Sheet as on 31.03.2021)	10,67,01,022
4.	Security Deposits on Long Term Lease	20,92,46,860
5.	Sale of Soil	2,19,04,762
6.	Term Loan from SBI	34,22,77,016
7.	Unsecured Loan	3,22,97,464
8.	Advance Rent (Basic amount)	5,04,29,064
	Grand Total	1,14,51,58,814

This certificate is being issued upon the request by the company for submission of the same to the State Bank of India.

For M. B. Gupta & Co.

(Chartered Accountants)

Firm Regn.No.0006928N

Jagdish Gupta

(Partner)

M.No.525377

UDIN: 22525377AAAAAT2339

Place: Noida

Dated: 22.01.2022



H.O. R-52, IIIrd Floor, Vikas Marg, Shakarpur, Delhi-110092 Ph.: 22012352

B.O. C-9, Sector-19, Noida-201301 (U.P.) Tel.: 0120-4549057-58-59

Tax Invoice

SRI SAI ELECTRICAL - (2021-22)

C-23 SECTOR-9 NOIDA
G B NAGAR 201301, U.P.
MOB: 9560898600
E-Mail: Srisai.Electrical@yahoo.Com
GSTIN/UIN: 09BLFPK0596J2ZP
State Name: , Code:
Consignee

Maconns Infra Private Limited
B-9 Sector-132, Gautam Budh Nagar
GSTIN/UIN : 09AAGCA6228B1ZY
State Name : Uttar Pradesh, Code : 09

Buyer (if other than consignee)

Maconns Infra Private Limited
B-9 Sector-132, Gautam Budh Nagar
GSTIN/UIN : 09AAGCA6228B1ZY
State Name : Uttar Pradesh, Code : 09

Invoice No.	Dated
462	12-Oct-2021
Delivery Note	Mode/Terms of Payment
Supplier's Ref.	Other Reference(s)
462	
Buyer's Order No.	Dated
Despatch Document No.	Delivery Note Date
Despatched through	Destination
Terms of Delivery	

Description of Goods	HSN/SAC	GST Rate	Quantity	Rate	per	Amount
8WAY TPN BOX	8414	18 %	1.00 PCS	1,160.00	PCS	1,160.00
CGST						104.40
SGST						104.40
ROUND OFF						0.20
Total			1.00 PCS			₹ 1,369.00

Amount Chargeable (in words)

₹ One Thousand Three Hundred Sixty Nine Only

HSN/SAC	Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax Amount
8414	1,160.00	9%	104.40	9%	104.40	208.80
Total	1,160.00		104.40		104.40	208.80

Tax Amount (in words) : **INR Two Hundred Eight and Eighty paise Only**

Company's Bank Details

Bank Name : IDFC FIRST BANK
A/c No. : 10071825083
Branch & IFS Code : SECTOR-12 & IDFB0020124

Company's PAN : BLFPK0596J

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

for SRI SAI ELECTRICAL - (2021-22)

Authorised Signatory

This is a Computer Generated Invoice

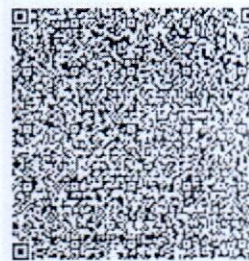


TAX INVOICE

(ORIGINAL FOR RECIPIENT)

e-Invoice

IRN : 6b80b02f9f3f5b9daf67727c62b73b2c1a3baa4875144-8ade262ff8c9ac22062
 Ack No. : 142110714616484
 Ack Date : 12-Oct-21



CEILING IMPEX PVT LTD
 B-07, SECTOR - 09
 NOIDA, UTTAR PRADESH
 Tel. No - 011-41834225/125 & 0120-4137988
 GSTIN/UID: 09AACCC8535F1ZM
 State Name : Uttar Pradesh, Code : 09
 CIN: U51909DL2006PTC145727
 E-Mail : sales@ciplgroup.com
 Consignee
Maconns Infra Pvt Ltd
 B.9 Sector-132 Noida, Gautam Budh Nagar U.P -
 GSTIN/UID : 09AAGCA6228B1ZY
 State Name : Uttar Pradesh, Code : 09
 Buyer
Maconns Infra Pvt Ltd
 B.9 Sector-132 Noida, Gautam Budh Nagar U.P -
 GSTIN/UID : 09AAGCA6228B1ZY
 State Name : Uttar Pradesh, Code : 09
 Place of Supply : Uttar Pradesh

Invoice No. **CN/2122/1914** Dated **12-Oct-21**
 Challan No. **CN/2122/1914** Mode/Terms of Payment
 Supplier's Ref. **CN/20/1955 dt. 12-Oct-21** Other Reference
 Order No. **CNSO/1855** Dated **11-Oct-21**
 Despatch Doc No. **12-Oct-21** Dated
 Despatch Through **(SELF)** Destination
 Terms of Delivery

Sl No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Disc. %	Amount
1	Main Runner 10' 24mm- C	73089090	4 Pcs	85.00	Pcs		340.00
2	Cross Tee - 2' 24 mm - C	73089090	24 Pcs	17.00	Pcs		408.00
3	Wall Angle 10' - C	73089090	6 Pcs	75.00	Pcs		450.00
4	Wire- (16 No.)	72172010	0.50 Kgs	100.00	Kgs		50.00
5	Ceiling Section - Ultra (12'L)	73089090	12 Pcs	150.00	Pcs		1,800.00
							3,048.00
							274.32
							274.32
							0.36

Output CGST
 Output SGST
 Rounded Off

Bill Details:

New Ref CN/2122/1914 1 Days 3,597.00 Dr

Issued For Rs. 3597/-
 Cheque No. 22773 dt. 18/10/21
 Amount 3597/-
 On A/c Ceiling Impeex Pvt Ltd

Inward Entry No. **53**
 Item **Electrical (Site office)**
 Measurement **AS per Bill OK**
 Qty **1**
 Checked by **[Signature]**
 Verified by **[Signature]**
 Verified Date **12.10.21**

13/10/2021

Total

₹ 3,597.00

Amount Chargeable (in words)

E. & O.E

INR Three Thousand Five Hundred Ninety Seven Only

Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax Amount
3,048.00	9%	274.32	9%	274.32	548.64
Total:		274.32		274.32	548.64

Tax Amount (in words) : INR Five Hundred Forty Eight and Sixty Four paise Only

Company's Bank Details

Bank Name : KOTAK MAHINDRA BANK
 A/c No. : 02052190000020
 Branch & IFS Code : OKHLA PH II & KKBK0000205

Pre Authenticated by for CEILING IMPEX PVT LTD

Company's PAN : AACCC8535F

Declaration

(1). Goods Once Sold will not be taken back. (2). Interest will be charged @ 18% p.a. if the payment not made at agreed time period. (3) All Disputes subject to Gautam Buddha Nagar Jurisdiction Only.

Authorised Signatory Name : Issuing Signatory Name :
 Designation : Designation :

SUBJECT TO GAUTAM BUDDH NAGAR JURISDICTION

This is a Computer Generated Invoice



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

SBI Term Loan A/c No-40083531764

Ledger Account

1-Oct-2021 to 31-Dec-2021

Annexure - 5

Date	Particulars	Vch Type	Vch No.	Debit	Page 1 Credit
1-10-2021	Dr Opening Balance				26,55,61,562.00
6-10-2021	Dr State Bank of India A/c No-38927260692 BEING SBI FUND RELEASED TOWARDS INTEREST M/O SEP 2021	Receipt Voucher	RV/2021/10/001	23,62,036.00	
	Cr State Bank of India A/c No-38927260692 BEING INTEREST PAID ON SBI LOAN FOR THE M/O SEP 2021	Payment Voucher	PV/2021/10/010	23,62,036.00	
13-10-2021	Dr State Bank of India A/c No-38927260692 BEING SBI FUND RELEASED FOR HI -TECH PAYMENT	Receipt Voucher	RV/2021/10/002		74,12,576.00
20-10-2021	Dr State Bank of India A/c No-38927260692 BEING SBI DISBURSEMENT LOAN FOR HI -TECH PAYMENT	Receipt Voucher	RV/2021/10/003		67,60,867.00
	Dr State Bank of India A/c No-38927260692 BEING SBI LOAN DISBURSEMENT FOR AMPOWER CONSULTANCY	Receipt Voucher	RV/2021/10/004		3,54,000.00
25-10-2021	Dr State Bank of India A/c No-38927260692 BEING SBI LOAN DISBURSEMENT FOR FAALCON CONCEPTS PVT.LTD.	Receipt Voucher	RV/2021/10/006		7,03,575.00
	Dr State Bank of India A/c No-38927260692 BEING SBI LOAN DISBURSEMENT FOR HI TECH COMPETENT BUILDERS PVT.LTD.	Receipt Voucher	RV/2021/10/007		70,98,608.00
	Dr State Bank of India A/c No-38927260692 BEING SBI LOAN DISBURSEMENT FOR MINDSTUDIO PRIVATE LIMITED	Receipt Voucher	RV/2021/10/008		2,83,200.00
27-10-2021	Dr State Bank of India A/c No-38927260692 BEING SBI DISBURSEMENT OF FUND FOR PETTY CASH EXPS	Receipt Voucher	RV/2021/10/009		5,00,000.00
	Dr SB Constructions (Retention Money) BEING DIRECTLY SBI DISBURSED TO SB CONSTRUCTIONS FROM LOAN ACCOUNT	Journal Voucher	JV/2021/10/049		10,00,000.00
31-10-2021	Dr (as per details) Commitment Charges IGST Input - 18% BILL NO. T1021071R5347 Dt.31.10.2021(COMMITMENT CHARGES AGAINST SANCTIONED SBI LOAN)	Journal Voucher	JV/2021/10/052	449.15 Dr 80.85 Dr	530.00
	Dr Interest on SBI Loan Being Interest on SBI Loan m/o Oct 21	Journal Voucher	JV/2021/10/053		27,90,316.00
1-11-2021	Dr State Bank of India A/c No-38927260692 BEING SBI LOAN DISBURSEMENT FOR HI -TECH PAYMENT	Receipt Voucher	RV/2021/11/001		48,66,828.00
	Dr State Bank of India A/c No-38927260692 BEING SBI LOAN DISBURSEMENT FOR INGENIOUS WORK SOLUTIONS FOR HVAC WORK	Receipt Voucher	RV/2021/11/002		11,00,000.00
	Carried Over			23,62,036.00	30,07,94,098.00



continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			23,62,036.00	30,07,94,098.00
2-11-2021	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSEMENT FOR HI -TECH		RV/2021/11/003		46,27,029.00
	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSEMENT FOR FAALCON		RV/2021/11/004		60,00,000.00
	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSEMENT FOR KSP HYDRO ENGINNERS		RV/2021/11/005		7,43,400.00
8-11-2021	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI DISBURSEMENT FOR PETTY CASH EXPS		RV/2021/11/007		5,00,000.00
	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI DISBURSEMENT FOR PETTY CASH EXPS		RV/2021/11/008		5,00,000.00
9-11-2021	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSED FOR DNOVA INFRACON PVT.LTD.FOR FIRE FIGHTING WORK		RV/2021/11/010		5,00,000.00
	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSED FOR ZEPHYRS COOLING SOLUTIONS TOWARDS VENTILATION WORK		RV/2021/11/011		9,00,000.00
	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSED FOR DNOVA INFRACON PVT.LTD. FOR PLUMBING WORK		RV/2021/11/012		5,00,000.00
16-11-2021	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSED FOR PETTY CASH EXPS		RV/2021/11/014		5,00,000.00
	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSED FOR SBI INTEREST RECOVERY M/O OCT 2021		RV/2021/11/015		27,90,846.00
	Cr State Bank of India A/c No-38927260692 Payment Voucher BEING AMOUNT PAID TOWARDS INTEREST ON SBI LOAN M/O OCT 2021		PV/2021/11/068	27,90,846.00	
30-11-2021	Dr Interest on SBI Loan Journal Voucher Being Interest on SBI Loan m/o Nov 2021		JV/2021/11/045		30,62,803.00
10-12-2021	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING DISBURSEMENT OF LOAN FOR THE LC PAYMENT AGAINST ELEVATOR		RV/2021/12/001		41,87,954.00
15-12-2021	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSED FOR PETTY CASH EXPS.		RV/2021/12/002		5,00,000.00
	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSED FOR INGENIOUS WORK SOLUTIONS PAYMENT		RV/2021/12/003		34,99,106.00
	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSED FOR INTEREST ON LOAN FOR THE M/O NOV 2021		RV/2021/12/004		30,62,803.00
	Carried Over			51,52,882.00	33,26,68,039.00

continued ...



Maconns Infra Private Limited

SBI Term Loan A/c No-40083531764 Ledger Account : 1-Oct-2021 to 31-Dec-2021

Page 3

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			51,52,882.00	33,26,68,039.00
15-12-2021	Cr State Bank of India A/c No-38927260692 Payment Voucher BEING SBI INTEREST PAID M/O NOV 2021		PV/2021/12/036	30,62,803.00	
21-12-2021	Dr Rajdhani Timbers Journal Voucher BEING AMOUNT PAID TO RAJDHANI TIMBERS VIDE UTR NO. SBINR52021122157935531 DT.21.12.2021		JV/2021/12/021		25,36,788.00
22-12-2021	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSED FOR SHRI KISHAN MAHESH KUMAR TOWARDS PURCHASE OF STEEL		RV/2021/12/005		41,08,337.00
24-12-2021	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSED FOR HI -TECH PAYMENT AGAINST RA BILL 31		RV/2021/12/008		36,25,292.00
	Dr State Bank of India A/c No-38927260692 Receipt Voucher BEING SBI LOAN DISBURSED FOR FAALCON PAYMENTS AGAINST BALANCE 50% AMOUNT OF PI.		RV/2021/12/009		28,43,155.00
	Dr Voltamp Transformers Ltd. Journal Voucher BEING 20% ADVANCE PAYMENT AGAINST PI NO. VTL/2021-22/SKG/MIPL /103 DT.22.12.2021		JV/2021/12/025		5,56,000.00
28-12-2021	Dr Aditya Steel Industries Journal Voucher BEING AMOUNT DISBURSED TO ADITYA STEEL INDUSTRIES FROM LOAN ACCOUNT		JV/2021/12/039		8,50,449.00
31-12-2021	Dr Interest on SBI Loan Journal Voucher Being Interest on SBI Loan m/o Dec 2021		JV/2021/12/052		33,04,397.00
	Dr (as per details) Journal Voucher Commitment Charges 206.78 Dr IGST Input - 18% 37.22 Dr BILL NO. DT. (COMMITMENT CHARGES AGAINST SANCTIONED SBI LOAN)		JV/2021/12/053		244.00
				82,15,685.00	35,04,92,701.00
Cr	Closing Balance			34,22,77,016.00	
				35,04,92,701.00	35,04,92,701.00



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

Mindstudio Private Limited

Ledger Account
2nd Floor, No.811, 10th A Main Road,
Indira Nagar 1st Stage,
Bangluru

1-Oct-2021 to 31-Dec-2021

Page 1

Date	Particulars	Vch Type	Vch No.	Debit	Credit
25-10-2021	Cr (as per details)	Payment Voucher	PV/2021/10/058	2,83,200.00	
	State Bank of India A/c No-38927260692	2,59,200.00 Cr			
	TDS on Professional U/s 194J	24,000.00 Cr			
	Advance MS/IN/2021-061	2,83,200.00 Dr			
	BEING ONLINE PAID TO MINDSTUDIO				
	PVT.LTD.VIDE UTR NO.				
	SBIN421298402156 DT. 25.10.2021				
26-10-2021	Dr (as per details)	Journal Voucher	JV/2021/10/047		2,83,200.00
	Professional Charges (Architectural)	2,40,000.00 Dr			
	IGST Input - 18%	43,200.00 Dr			
	Agst Ref MS/IN/2021-061	2,83,200.00 Cr			
	BILL NO. MS/IN/2021-061 DT. 26.10.2021 (
	10% PAID ON APPOINTMENT)				
				2,83,200.00	2,83,200.00



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

SB Constructions (Retention Money)
Ledger Account

1-Oct-2021 to 5-Mar-2022

					Page 1
Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-10-2021	Dr Opening Balance				20,49,137.00
27-10-2021	Cr SBI Term Loan A/c No-40083531764 BEING DIRECTLY SBI DISBURSED TO SB CONSTRUCTIONS FROM LOAN ACCOUNT	Journal Voucher	JV/2021/10/049	10,00,000.00	
8-11-2021	Cr State Bank of India A/c No-38927260692 Cheque BEING WRONGLY NEFT DOUBLE TRANSACTION DONE BY SBI BANK	Payment Voucher 8-11-2021	PV/2021/11/023 10,00,000.00 Cr	10,00,000.00	
9-11-2021	Dr State Bank of India A/c No-38927260692 Cheque/DD BEING AMOUNT WRONGLY DEBITED BY BANK NOW REFUNDED VIDE RTGS WITH UTR NO. ICICR52021110900704053 DT.09. 11.2021	Receipt Voucher 9-11-2021	RV/2021/11/009 10,00,000.00 Dr		10,00,000.00
				20,00,000.00	30,49,137.00
				10,49,137.00	
Cr	Closing Balance			30,49,137.00	30,49,137.00



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

Ingenious Work Solutions (Token Advance)

Ledger Account

1-Oct-2021 to 5-Mar-2022

					Page 1
Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-11-2021	Cr (as per details)	Payment Voucher	PV/2021/11/003	11,00,000.00	
	State Bank of India A/c No-38927260692	10,81,356.00 Cr			
	TDS on Contractor U/s 194C	18,644.00 Cr			
	BEING RTGS/NEFT TO INGENIOUS WORK SOLUTIONS TOWARDS TOKEN MONEY PAID VIDE UTR NO. SBIN321305701614 DT. 01.11.2021				
				11,00,000.00	
Dr	Closing Balance				11,00,000.00
				11,00,000.00	11,00,000.00



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

Zephyrs Cooling Solutions

Ledger Account
2nd Floor, 205, MM Shopping Mall,
D.C. Chowk, Sector-9
Rohini, Delhi

1-Oct-2021 to 31-Dec-2021

Page 1

Date	Particulars	Vch Type	Vch No.	Debit	Credit
9-11-2021	Cr (as per details)	Payment Voucher	PV/2021/11/025	9,00,000.00	
	State Bank of India A/c No-38927260692	8,84,746.00 Cr			
	TDS on Contractor U/s 194C	15,254.00 Cr			
	Advance PV/2021/11/025	9,00,000.00 Dr			
	BEING NEFT TO ZEPHYRS COOLING SOLUTIONS VIDE UTR NO. SBIN121313324471 DT. 09.11.2021 TOWARDS 5% ADVANCE PAYMENT AGAINST LOI DT.01.11.2021				
				9,00,000.00	
Dr	Closing Balance				9,00,000.00
				9,00,000.00	9,00,000.00



Maconns Infra Private Limited

B-9, Sector-132, Noida
Gautam Budh Nagar (U.P.)
PAN-AAGCA6228B

Ingenious Work Solutions

Ledger Account
Basement Floor, B-25,
Somdutt Chamber-I,
Bhikaji Cama Place
New Delhi

1-Oct-2021 to 5-Mar-2022

Page 1

Date	Particulars	Vch Type	Vch No.	Debit	Credit
15-12-2021	Cr (as per details)	Payment Voucher	PV/2021/12/035	34,99,106.00	
	State Bank of India A/c No-38927260692	34,37,175.00 Cr			
	TDS on Contractor U/s 194C	61,931.00 Cr			
	Advance RA-01	34,99,106.00 Dr			
	BEING RTGS/NEFT TO INGENIOUS WORK SOLUTIONS VIDE UTR NO. SBIN321349372378 DT.15.12.2021				
28-12-2021	Dr (as per details)	Journal Voucher	JV/2021/12/037		34,99,106.00
	Payment to Contrator-HVAC	30,96,554.00 Dr			
	IGST Input - 18%	5,57,379.72 Dr			
	Ingenious Work Solutions (Retention)	1,54,828.00 Cr			
	Short & Excess	0.28 Dr			
	Agst Ref RA-01	34,99,106.00 Cr			
	BEING RA-01 DT.10.12.2021 AGAINST BILL NO. 78 DT.09.12.2021 (TOWARDS HIGH SIDE HVAC WORKS FOR DIGITAL IT PARK AT PLOT NO. B-09, SECTOR-132, NOIDA)				
				34,99,106.00	34,99,106.00



TechCoral Solutions™

GSTIN : 07AAMFT6163H1ZT

An ISO 9001 : 2015 Certified Co.

Original Copy

TAX INVOICE

Invoice No. : GST62/2021-22
Dated : 07-12-2021
Place of Supply : Uttar Pradesh (09)
Reverse Charge : N
GR/RR No. :
Transport : DIRECT VEHICLE

Vehicle No. :
Station : NOIDA
E-Way Bill No. :
PO NO : MIPL-20-NOV-21-22
EWAY BILL :
MTC DETAILS :

Billed to :
MACONNS INFRA PVT LTD
B-9 SECTOR 132 NOIDA

Shipped to :
MACONNS INFRA PVT LTD
PLOT NO. B-9, SECTOR -132
NOIDA

ty Mobile No :
GSTIN / UIN : 09AAGCA6228B1ZY

Party Mobile No :
GSTIN / UIN : 09AAGCA6228B1ZY

S.N.	Description of Goods	HSN/SAC Code	Qty.	Unit	Price	Amount(₹)
1.	PUDDLE FLANGE DIA 25MM	7307	8.00	Pcs.	1,001.00	8,008.00
2.	PUDDLE FLANGE DIA 50MM	7307	2.00	Pcs.	1,680.00	3,360.00
3.	PUDDLE FLANGE DIA 75MM	7307	2.00	Pcs.	2,075.00	4,150.00
4.	PUDDLE FLANGE DIA 80MM	7307	8.00	Pcs.	2,310.00	18,480.00
5.	PUDDLE FLANGE DIA 100MM	7307	20.00	Pcs.	2,882.00	57,640.00
6.	PUDDLE FLANGE DIA 150MM	7307	2.00	Pcs.	3,974.00	7,948.00
7.	PUDDLE FLANGE DIA 200MM	7307	2.00	Pcs.	6,295.00	12,590.00

Checked For Rs. 58818/-

Cheque No. ONLINE dt. 20/11/21

Amount 58818/-

Totals c/o

44.00 Pcs.

1,12,176.00

BANK DETAILS

BANK NAME - KOTAK MAHINDRA BANK
A/C NO - 4912184650

BRANCH - SECTOR -8 ROHINI, DELHI
IFSC - KKBK0000197

Terms & Conditions

1. Duties and Taxes are as per existing rates in force under relevant acts and rules.
2. Interest @ 24% p.a. will be charged if the payment is not made with in the stipulated time.
3. All Disputes Subject to 'Delhi' Jurisdiction only.
4. Any Damages during transportaion are not claimable.

Receiver's Signature :



For TechCoral Solutions
Authorised Signatory

Regd. / Works : Plot No. 12, Kh. No. 155, Ground Floor, Village Pooth Khurd, North West Delhi, Delhi-110039

011-68140009, +91-9811 842 838, +91-9811 842 838

info@techcoral.co.in

www.techcoral.co.in





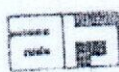
A B PAL ELECTRICALS (P) LIMITED

REGD. OFFICE : 1826, BHAGIRATH PALACE, CHANDNI CHOWK, DELHI-110006
Phones : 011-43111333, 23863622, 23865954, 23864081, 23868081, Mob.: 9810008081, 9871004455
WAREHOUSE : 47/19/20/, 60 FOOTA ROAD, SWAROOP NAGAR, KAUSHIK ENCLAVE, BURARI, DELHI-110084
E-mail : abpal_jasmeet@yahoo.com, Website : www.abpal.com, BRANCHES : DELHI, PUNJAB, U.P.

40

CELEBRATING

40 YEARS OF EXCELLENCE



CREATE TO CONNECT

A B Pal Electricals Pvt. Ltd.

An ISO 9001:2008 Company

JAS-ANZ



An ISO 9001:2008 Certified

TAX INVOICE

ORIGINAL/Duplicate/Triplicate

A B PAL ELECTRICALS PVT. LTD. 1826, BHAGIRATH PALACE, CHANDNI CHOWK, DELHI DELHI-110006 CIN # U74899DL1995PTC069807		Dated 29/11/2021		Invoice No. SH2122/DL/16032											
Company's GST - 07AABCA1608G1Z7 Company's PAN - AABCA1608G		LR/RR No.		Dated											
Buyer (If Other Than Consignee) MACONNS INFRA PRIVATE LIMITED BLOCK-B 9 SECTOR 132, NOIDA NOIDA Buyer's GST 09AAGCA6228B1ZY Buyer's PAN AAGCA6228B		IRN No.		24bedaa323a61615965829061d9e23351bcd5417ebae570045c486310c7d8384											
		Contact Name 9990380094		Number											
		Buyer Order No /Date PO BY MAIL DT 29/11		Payment Terms											
Consignee MACONNS INFRA PRIVATE LIMITED BLOCK-B 9 SECTOR 132, NOIDA NOIDA Consignee's GST:09AAGCA6228B1ZY		Eway No Eway Date Eway Valid Upto		172110810651702 2021-11-29 13:31:00											
		Ack No Ack Date													
		Dispatch Through		Destination NOIDA											
S.N o	HSN	Description Of Goods	Make	Qty	Unit	Per	Disc %	Taxable	CGST	SGST	IGST	Amount			
									Rate %	Amt	Rate %	Amt	Rate %	Amt	
	854480 90	FR 10 SQ.MM X 4 CORE Rounding Difference	KALING ARK	38.00		12.84	12.84	6947.92			18.00	1250.63	18.00		8198.55
							0.45	0.45							0.45

Passed For Rs. 8199/-

Invoice No. ONLINE dt. 21/12/2021

Amount 8199/-

On A/c AB PAL Electricals

Inward Entry No. 80

Item Cable

Measurement 38 mtr

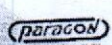
Qty 38 mtr

Checked by

Verified by

Verified Date 12/12/21

Sign



ਮਿਤਿਗੁਰ ਪਸਾਇ

AB PAL ELECTRICALS (P) LIMITED

CONNECT
2001-2015 Company

REGD. OFFICE : 1826, BHAGIRATH PALACE, CHANDNI CHOWK, DELHI-110006
Phones : 011-43111333, 23863622, 23865954, 23864081, 23868081, Mob.: 9810008081, 9871004455
WAREHOUSE : 47/19/20/, 60 FOOTA ROAD, SWAROOP NAGAR, KAUSHIK ENCLAVE, BURARI, DELHI-110084
E-mail : abpal_jasmeet@yahoo.com, Website : www.abpal.com, BRANCHES : DELHI, PUNJAB, U.P.

Sub Total	6948.37
Total GST Amount	1250.63
Grand Total	8199.00

This is computer generated invoice

E & O E

Amount Chargeable in Words
Rupees Eight Thousand One Hundreds Ninety Nine Only

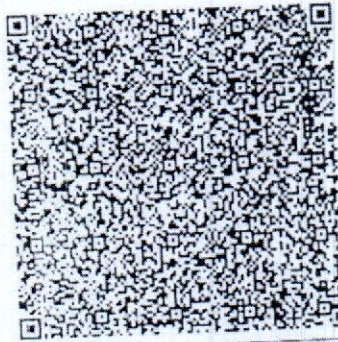
Declaration

1 - Goods Once Sold Will not be taken back. 2 - Interest @ 2 % Per Month will be charged if the payment is not made within the stipulated time. 3 - Subject to Delhi jurisdiction only. 4 - Cheque return charges Rs. 1000/- shall be debited to your account. 5 - We declare that this invoice shows the actual price of the goods described & that all particulars are true & correct SS

Bank Details :

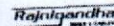
Bank Name : Punjab & Sind Bank
Beneficiary Name : A.B. PAL Electricals Pvt. Ltd
A/C No. : 04821600045074
IFSC : PSIB0000482
Bank Branch : Fatehpuri

Customer Seal and Signature



For A.B. PAL Electricals PVT LTD

Authorised Signatory



Tax Invoice

①

SRI SAI ELECTRICAL - (2021-22)

G-23 SECTOR-9 NOIDA

G.B.NAGAR 201301, U.P.

MOB. 9560898600

E-Mail : Srisai Electrical@yahoo.Com

GSTIN/UIN : 09BLFPK0596J2ZP

State Name Code

Consignee

Maconn's Infra Private Limited

B-9 Sector-132, Gautam Budh Nagar

GSTIN/UIN : 09AAGCA6228B1ZY

State Name : Uttar Pradesh, Code : 09

Invoice No.

634

Dated

3-Dec-2021

Delivery Note

Mode/Terms of Payment

Supplier's Ref.

Other Reference(s)

634

Buyer's Order No.

Dated

Despatch Document No.

Delivery Note Date

Despatched through

Destination

Terms of Delivery

Buyer (if other than consignee)

Maconn's Infra Private Limited

B-9 Sector-132, Gautam Budh Nagar

GSTIN/UIN : 09AAGCA6228B1ZY

State Name : Uttar Pradesh, Code : 09

Description of Goods	HSN/SAC	GST Rate	Quantity	Rate	per	Amount
1 63A FP MCB L&T	8536	18 %	1.00 PCS	1,097.20	PCS	1,097.20
CGST						98.75
SGST						98.75
ROUND OFF						0.30
Total						₹ 1,295.00

Passed For Rs

Cheque No. 12951

Amount 12951

On A/c SRI SAI ELECTRICAL

Inward Entry No. 82

Item Electrical MCB

Measurement 01

Qty 01

Checked by

Verified by

Verified Date 3-12-21

Time 3 PM

Amount Chargeable (in words)

INR One Thousand Two Hundred Ninety Five Only

HSN/SAC

8536

Taxable Value	Central Tax		State Tax		Total Tax Amount
	Rate	Amount	Rate	Amount	
1,097.20	9%	98.75	9%	98.75	197.50
Total		98.75		98.75	197.50

Tax Amount (in words) : INR One Hundred Ninety Seven and Fifty paise Only

Company's PAN : BLFPK0596J

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Company's Bank Details

Bank Name : IDFC FIRST BANK

A/c No. : 10071825083

Branch & IFS Code : SECTOR-12 & IDFB0020124

for SRI SAI ELECTRICAL - (2021-22)

Authorized Signatory

This is a Computer Generated Invoice



Tax Invoice

(ORIGINAL FOR RECIPIENT)

③

SALES PVT. LTD.
 Gazi (inside Ajmer Gate)
 +91 11 23215571/23214240
 GSTIN/UIN: 07AAAGM2128A1Z7
 State Name : Delhi, Code : 07
 E-Mail : sales@milhard.com
 Consignee (Ship to)
MACONNS INFRA PVT LTD.
 B-9, Sector 132 Noida
 GSTIN/UIN: 09AAGCA6228B1ZY
 State Name : Uttar Pradesh, Code : 09

Invoice No. **MSPL-21-22-12909** Dated **8 Dec-21**
 Delivery Note
 Mode/Terms of Payment
Online
 Other Reference(s)
 Reference No. & Date
 Buyer's Order No.
 Dated
 Dispatch Doc No.
 Delivery Note Date
 Dispatched through
 Destination
 Terms of Delivery

Buyer (Bill to)
MACONNS INFRA PVT LTD.
 B-9, Sector 132 Noida
 GSTIN/UIN: 09AAGCA6228B1ZY
 State Name : Uttar Pradesh, Code : 09
 Mode of supply : Uttar Pradesh

Description of Goods	HSN/SAC	Quantity	Rate	per	Disc. %	Amount
1 500 196-30 DIGIMATIC 0-150MM L.C 0.01MM MITUTOYO	90173010	1 nos	6,300.00	nos		6,300.00
Output (IGST)					18 %	1,134.00

Passed For Rs. **7434/-**
 Cheque No. **ONLINE** dt. **8/12/21**
 Amount **7434/-**
 On A/c **Milhard sales Pvt Ltd**

Total

1 nos

RS 7,434.00

Indian Rupees Seven Thousand Four Hundred Thirty Four Only

Taxable Value	Rate	Amount	Total
6,300.00	18%	1,134.00	1,134.00
Total		6,300.00	7,434.00

90173010

Tax Amount (in words)

Indian Rupees One Thousand One Hundred Thirty Four Only



TAX INVOICE

(ORIGINAL FOR RECIPIENT)



RAJDHANI TIMBERS

F -97, Jagat Puri, Delhi -110051
GSTIN/UID: 07AKAPK4422E1ZO
State Name : Delhi, Code : 07
E-Mail : simran_rajdhanitimber@yahoo.com

Invoice No.	e-Way Bill No.	Dated
RT/2021-22/0233		10-Dec-21
Delivery Note	Mode/Terms of Payment	
Reference No. & Date.	Other References	
Buyer's Order No.	Dated	
Dispatch Doc No.	Delivery Note Date	
Dispatched through	Destination	
DL-1GC-9180		
Terms of Delivery		

Buyer (Bill to)

MACONNS INFRA PRIVATE LIMITED

BLOCK B-9,
SECTOR-132, NOIDA
UTTAR PRADESH

GSTIN/UID : 09AAGCA6228B1ZY
State Name : Uttar Pradesh, Code : 09
Place of Supply : Uttar Pradesh

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Disc. %	Amount
1	DECORATIVE LAMINATE Laminate = 700 Pcs	48239019	700.0000 PCS	235.00	PCS		1,64,500.00
2	5.5mm MDF 5.5mm 8x4 MDF = 200 Pcs	44111300	200.0000 PCS	500.00	PCS		1,00,000.00
3	16.75mm MDF 16.75mm 8x4 MDF = 50 Pcs	44111400	50.0000 PCS	1,445.00	PCS		72,250.00
4	Adhesive Adhesive = 300 Pcs	35069190	300.0000 PCS	145.00	PCS		43,500.00
							3,80,250.00
Output Integrated GST @18%							68,445.00
Total							Rs. 4,48,695.00

Passed For Rs. 4,48,695/-
Cheque NOONLINE
Amount 4,48,695/-
On A/c Rajdhani Timbers

Amount Chargeable (in words)

Indian Rupees Four Lakh Forty Eight Thousand Six Hundred Ninety Five Only

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
48239019	1,64,500.00	18%	29,610.00	29,610.00
44111300	1,00,000.00	18%	18,000.00	18,000.00
44111400	72,250.00	18%	13,005.00	13,005.00
35069190	43,500.00	18%	7,830.00	7,830.00
Total	3,80,250.00		68,445.00	68,445.00

Tax Amount (in words) : Indian Rupees Sixty Eight Thousand Four Hundred Forty Five Only

Company's VAT TIN : 07530231671
Company's CST No. : 07530231671
Company's PAN : AKAPK4422E

Company's Bank Details

Bank Name : BANK OF MAHARASTRA
A/c No. : 20114603671
Branch & IFS Code : PREET VIHAR NEW DELHI & MAHB0000905

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Authorised Signatory

This is a Computer Generated Invoice



(ORIGINAL FOR RECIPIENT)

2

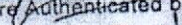
[illegible]

Amount Chargeable (in words)
INR Four Lakh Seventy Six Thousand One Hundred Seventy Six Only

INR Four Lakh Seventy Six Thousand One Hundred Seventy Six Only						
HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
44123190	3,55,938.68	9%	32,034.49	9%	32,034.49	64,068.98
48239019	47,600.00	9%	4,284.00	9%	4,284.00	8,568.00
Total	4,03,538.68		36,318.49		36,318.49	72,636.98

Tax Amount (in words) : INR Seventy Two Thousand Six Hundred Thirty Six and Ninety Eight paise Only

Company's Bank Details
Bank Name : BANK OF MAHARASTRA
A/c No. : 60124864714
Branch & IFSC Code : PREET VIHAR & MAHB0000905
for SHRI KRISHNA TIMBER & PLYWOOD CO. LTD.

Pre Authenticated by  for SHRI KRISHNA TIMBER & PLYWOOD CO. 2020-21

Auth. sign Prop. Issuing Signatory

Name Name

Designation Designation

SUBJECT TO UTTAR PARDESH JURISDICTION

Designation Shri Krishna Timber & Plywood Co
G-118, 2nd Floor, Sector-2, Noida



C

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
2	M S PIPE M S PIPE	730630 730630	411.00 kgs 62.50 kgs	53.50 58.50	kgs kgs	21,988.50 3,656.25
Cgst						25,644.75
Sgst						2,308.03
ROUND OFF						2,308.03
						0.19
Inward Entry No.	(B4)					
Item	M S PIPE					
Measurement	AS per Bill & Co					
Qty	AS per Bill & Co					
Checked by	[Signature]					
Verified by	[Signature]					
Verified Date	14.12.21					
Total			473.50 kgs			₹ 30,261.00

E & O

INR Thirty Thousand Two Hundred Sixty One Only

HSN/SAC		Taxable Value	Central Tax		State Tax		Total Tax Amount
			Rate	Amount	Rate	Amount	
730630		25,644.75	9%	2,308.03	9%	2,308.03	4,616.06
	Total	25,644.75		2,308.03		2,308.03	4,616.06

Tax Amount (in words) : **INR Four Thousand Six Hundred Sixteen and Six paise Only**

Company's Bank Details

Bank Name : INDUSIND BANK

A/c No. : 201000931987

Branch & IFS Code : Sector-62, Noida & INDB0000588

Declaration

Declaration
We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

for Limra Enterprises

Authorized Signatory

This is a Computer Generated Invoice



MACONNS INFRA PRIVATE LIMITED

Admin Office & Correspondence :- C-129, Sector-2, Noida-201301, INDIA

Regd. Office :- G-22, Ground Floor, Vardhman Mayur Market, CSC, Mayur Vihar, Phase-3, Delhi-110096

CIN-U45400DL2007PTC169648, Email: info@maconns.com, Ph: 0120-4283264, 4149522

PURCHASE ORDER

PO.NO.MIPL-26 -DEC-21-22

DATE:-25-12-2021

Sachdeva Lihting Pvt.Ltd
1935/4, Fountain Electric market
Bhagirath Palace, Chandni Chowk,
Mr. Harish Sachdeva
E Mail id = Harish@sachdevalighting.com
M.NO. 9999428999

Sub: Supply of Led Flood Light 100watt, Make- Renessova.

As per our discussions and negotiations with you, we are pleased to place our order as per following details and specifications.

SL NO	Short Description	Qty	UoM	U/R	Amount
1	Led Flood Light 100watt, White colour, Make- Renessova	11	Nos	1890	20,790/-
Total					20,790/-
Discount					
Freight					Extra at actual
GST@12%					2494.8
Total with Freight & GST					23,284.80

Total Value = Twenty Three Thousand, Two Hundred Eighty Four rupees & Paisa Eighty Only

General Terms & Conditions:-

1. Test certificate shall be required along with material.
2. Above rates are Ex-Godown.
3. 100% Payment shall be made on proforma invoice.
4. Delivery Period - Immediate.
5. Delivery shall be made in one single lot with prior intimation, and during standard working hours of 9:30 am to 5:30pm.
6. Billing address shall be 'MACONNS INFRA PVT LTD B-9 Sector 132 Noida, 201301, GST No:-

[Handwritten signature]



Billing Address :- B-9, Sector-132, Noida-201301, GST No.09AAGCA6228B1ZY

09AAGCA6228B1ZY '

7. Material shall be supplied as per above mentioned specifications and quantities.

8. Impact of GST: -

a) If the company does not receive the GST credit due to failure of the supplier or non-payment of GST or on account of any error / omission on the part of the supplier, then the company is not liable to pay GST tax amount.

b) or Reimbursement of tax amount will be done only when the company has received the credit and the same is confirmed as matched credit as per the GSTN portal Supplier shall upload the information in GSTR-1 and inform the company at the earliest.

c) Supplier should pay tax to the Government within specified period as mentioned in the statute and also ensure that he does not get blacklisted under GST provisions.

9. If any manufacturing defects are found than material shall be replaced within 1 day free of cost & if any visits of your engineers are required, the same should be done without any additional cost.

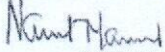
10. Inspection: - by Our Project Manager at project site.

11. Guarantee / Warranty / Defect Liability Period: The items supplied against this order shall be warranted for a period of 12 months from the date of commissioning or 18 months from the date of last supply, whichever is earlier. If any equipment / or its part needs to be replaced under guarantee period; then All Site & Travel Expenses, to & fro transportation cost & insurance shall be borne by the supplier.

12. Order Acknowledgement:-

Your Order Acknowledgement should reach to us within 1 Days after receipt of our Purchase Order, failing which it will be deemed as an unconditional acceptance of all terms & conditions including contents in the Purchase Order.

Maconns Infra Pvt Ltd
For Maconns Infra Pvt. L



Authorized Signatory/Direct
Authorized Signatory

Sachdeva Lighting Pvt. Ltd

Authorized Signatory





MACONNS INFRA PRIVATE LIMITED

Admin Office & Correspondence :- C-129, Sector-2, Noida-201301, INDIA
Regd. Office :- G-22, Ground Floor, Vardhman Mayur Market, CSC, Mayur Vihar, Phase-3, Delhi-110096
CIN-U45400DL2007PTC169648, Email: info@maconns.com, Ph: 0120-4283264, 4149522

PURCHASE ORDER

PO.NO.MIPL-25-DEC-21-22

Date: 22.12.2021

M/s Voltamp Transformer Ltd
Makarpura, Vadodara-390014
Gujrat, India.
(Supplier)
K.A- Mr. Yogender Kr. Vashishth-9818124025
Email :-epcdelhi@voltamptransformers.com

Sub:Supply of "Voltamp make" "Oil Filled Transformer of 1600 KVA with Automatic OLTC" to "Maconns Infra Pvt Ltd"(Buyer), for our project, "DIGITAL IT PARK" Located at B-9, sector 132 Noida, (Hereinafter referred as "theSite").

Ref:-Our LOI dated 13.12.2021& your return e mail dated 16.12.2021 .

Please refer to our LOI Dated 13.12.2021 and related negotiations as above, we are pleased to place our order for "Oil Filled Transformer " as per following details, specifications, terms & conditions:-

ITEM	SPECIFICATIONS	QTY	UNIT RATE	AMOUNT
1.1	1600 KVA Oil Filled Transformer with Automatic OLTC (As per Technical Parameters & Specifications detailed in Annexure I&II)	1	27,80,000/-	27,80,000/-
TOTAL				27,80,000/-
FREIGHT				Inclusive
GST@18%				5,00,400/-
TOTAL WITH TAX				32,80,400/-

Total Value (Rs)=Rupees Thirty Two Lacs Eighty Thousand Four Hundred Only (Including GST).

Note:-The amount mentioned is Inclusive of all charges such as Loading, Freight, Oil Fill, Packing, Factory Testing as per standards, transit insurance etc up to "The Site".



Billing Address :- B-9, Sector-132, Noida-201301, GST No.09AAGCA6228B1ZY

Terms & Conditions: -

1. Definitions

- a. "Buyer" means MACONNS INFRA (P) LTD (MIPL).
- b. "The Supplier" means the supplier or service provider to whom the Order is addressed.
- c. "The Purchase Order" means terms and conditions signed between Buyer and the Supplier governing the subject matter of this Order.
- d) "The Goods / Services" means the goods or services to be supplied under the Order.

2. Scope

- The "Transformer" to be supplied shall be strictly as per the specifications given in the Annexures. Please refer to the attached Annexure-I(BOQ & Technical Parameters), Annexure-II (Technical specifications). No deviation shall be accepted.
- This Purchase Order shall constitute the contract ("order").
- No verbal agreements amending the terms of this order are valid unless both the Buyer and the Supplier duly confirm them in writing.

3. Packing

- All materials against this order must be properly packed and dispatched conforming to special instructions, if any, given for safe transport by road/rail/air/water to the specified destination.
- Fragile materials must be properly packed in wooden crates/ polythene & bubble sheets etc. as applicable. It would be the supplier's responsibility to ensure proper & foolproof packing before dispatch in order to avoid any loss / damage during transit. Rates of packing (if applicable) would be deemed to be included in the rates unless specified by MIPL.

4. Prices

The Price shall remain firm, no escalation shall be paid at any point of time, *within agreed delivery period.*

5. Delivery -

- a) The delivery of transformer shall be made on or before 20th March 2022 under all circumstances.
- b) Shop drawing approval shall be given by the buyer within 7-10 days of submission of the same by the supplier.
- c) The delivery of the goods shall be done in one single lot, part supply shall not be acceptable.

6. Delivery time is the essence of this order and must be strictly adhered to. If the supplier fails to deliver the goods in time, the Buyer may, at it's sole discretion:

- i. Treat the order as cancelled at any time. In such case, the supplier shall refund the entire advance paid by the buyer within 3 days of such intimation by the buyer to the supplier. The intimation for cancellation of the order shall be given via e mail.

7. Quality of goods and services

The Suppliers should warrant to MIPL that,

- a. The Goods and Services would confirm in all respects with the Order specifications.



b. The said good/services processed and delivered by the Supplier shall be made out of good quality bought out components/materials, as acceptable to the Buyer and it should have standard/excellent workmanship and fit for their intended purpose.

8. Warranty/ Guarantee.

- If deficiency is identified before or during the transfer of risk or during the Guarantee Period the Supplier must at its own expense and at the discretion of the Buyer either repair the deficiency or provide re-performance of the Services or replacement of delivery. This provision also applies to delivery subject to inspection by sample test. The decision of the Buyer in this regard shall be final.
- If the Supplier provides sub-par performance or repairs, the warranty periods shall begin to run once again from the date of repair or replacement of the defective goods or services.

• The supplier shall ensure to attend complaints (if any) immediately and rectify the defect within 1-2 days maximum.

9. Inspection

- All materials supplied against the order should conform strictly to the specifications laid down by the Buyer, should be new, merchantable quality, fit for their intended purpose and should be in line with "Manufacturer's Quality Assurance Plan", if any, which has to be approved in advance by the Buyer. All such materials will be subject to inspection and approval by the Buyer, either at the Supplier's premises and/or at the place of delivery indicated by the Buyer.
- The Buyer reserves the rights to inspect the material at any stage during manufacture or supply and reject the same if found defective or not in conformity with the specifications or not fit for their intended purpose without invalidating the remainder of the order, if so desired by the Buyer.
- All rejected material from the Buyer's site store shall be removed by the supplier at their own cost positively within 15 days from the date of rejection note / intimation issued by the Buyer to them. In case of any failure to remove the same by the supplier within the stipulated period, the Buyer shall have all rights to remove the rejected materials/goods from their premises and discard it. Any cost in this account would be debited to the supplier's account.
- The Buyer under no circumstances will be liable or held accountable for any damage, loss, deterioration of the rejected materials/goods for discarding the material/goods, or for any value for it.

10. Damage or loss in transit/handling

- Subject to the terms of the Order, the Supplier undertakes at its own expense to replace goods lost or damaged in transit or during handling, final place of delivery etc. The delivery will not be deemed to have taken place until replacement items are delivered to the satisfaction of the Buyer.

11. Ownership and risk

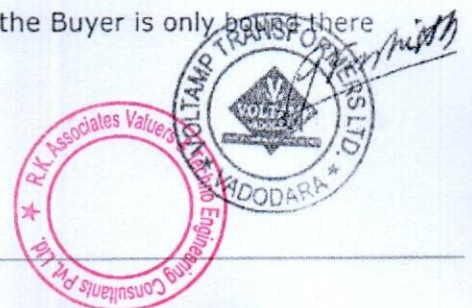
Subject to the terms of the delivery and without prejudice to MIPL's other rights under the Conditions of the Order:

a. Ownership in the Goods shall pass to MIPL on delivery and acceptance.

b. Risk in the Goods shall pass to MIPL after the Transformer have been safely delivered at site.

12. Cancellation/Termination: Buyer reserves the right to cancel/terminate the order in the following cases:-

- Delay in supply of materials beyond the stipulated delivery schedule.
- Supply of substandard materials not confirming to the laid down specifications.
- Breach of any terms & conditions of the Order.
- If the supplier does not confirm acceptance of the order in writing within 3 working days of receipt of the same at their end.
- If the terms of the confirmation vary from the terms of the order, the Buyer is only bound there by if it agrees to such variation in writing.



Any amendments or additions or alterations to the order shall only be effective if the Buyer confirms the same in writing.

13. Arbitration & Jurisdiction

In case of any dispute arising between the Buyer and the Supplier, the same shall be resolved mutually between the parties within 10 days. In case the matter is not resolved amicably, it shall be settled by Arbitration of three Arbitrators, one to be appointed by each party and the third Arbitrator (who shall act as the presiding Arbitrator) to be appointed by the two Arbitrators. The seat of arbitration shall be New Delhi only and the arbitration shall be carried out in English language. The disputes if any between the parties shall be subject to the exclusive jurisdiction of the courts in New Delhi alone.

14. FORCE MAJEURE In the event of stoppage of work in Supplier's establishment during the delivery period owing to war, hostilities, acts of the public enemy, civil commotion, riots, acts of terrorism, sabotage, fires, floods, earthquakes, tempests, explosions, epidemics or any acts of God, quarantine restrictions, deliveries may be postponed fully or partially. However, this condition will not include strike, go slow tactics at Supplier's and Suppliers sub-suppliers works.

SPECIAL TERMS & CONDITIONS:

I. Technical specifications of all items would be as per the following documents duly signed & stamped by you.

(a) As per Attached Annexure "I & II".

II. Place of delivery & billing address :

M/s Maconns Infra Pvt Ltd, B-9, Sector-132,
Distt- GautamBudh Nagar, Noida (UP), 201301
GST No:09AAGCA6228B1ZY.

III. a) Coordination (Commercial):-

- i) Mr. Rishi Manocha, Ph No. 9811392100
- ii) Email : rishi@maconns.com

b) Coordination (Technical):-

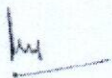
- i) Mr. Praveen Mishra, Ph No. 9873980105
- ii) Email : mep@maconns.com

IV. Taxes & Duties: -Any statutory variation in GST Tax or imposition of any other tax or Levy within agreed delivery period shall be payable extra. Any such increase during extended period shall be borne by the Supplier, (if any).

V. Packing:- Rates are inclusive of proper packing as per standard industrial norms before dispatch in order to avoid any loss / damage during transit. It would be your responsibility to ensure that the items are delivered at our site in intact condition.

VI. Validity of rates: Till supply of complete material.

VII. Quality Standards: -The Supplier must give utmost priority and care towards supply of genuine and agreed quality of materials. It would be our sole discretion to terminate the Order if any duplicate/ sub-standard material is found at any stage during the course of supply. All items (In





terms of quality) must be supplied only as per the make, model and specifications mentioned. No deviation in this regard would be acceptable to us. We also reserve the right to hold / forfeit pending payments if any and or take legal action against you if any matter relating to supply of duplicate / sub-standard material is brought to our notice even after completion of the supply.

VIII. Warranty:-The Supplier shall give us warranty for a period of 12months from the date of satisfactory commissioning of all equipments or 18 months from the date of supply whichever is earlier against any manufacturing defects. Any defective part if found during the commissioning period has to be replaced on F.O.C basis.

IX. Confidentiality: -The Supplier shall keep all information confidential belonging to or held by the Buyer which may come to the Supplier possession while the Order is placed and all obligations between us are discharged to the fullest. You shall not without our written consent divulge the existence of the Order or disclose any information to a third party or use the same for any purpose other than necessary for performance of the obligations under the terms and conditions of the Order. The Supplier must also ensure that any sub-supplier related to this Order is also bound by this provision on similar terms.

X. Inspection :-The Supplier shall give 7 days prior notice for inspection and the buyer at his discretion may depute it's representative for inspection of the equipment at the supplier's premises or carry out inspection after delivery at site.

XI. Dispatch documents : The following documents must be sent with the consignment.

- (a) Original tax invoice in duplicate, e way bill.
- (b) Transporter's Consignment Note in original.
- (c) Warranty certificate.
- (d) Routine Test report on company letter head.
- (f) Detailed packing list.
- (g) Operation & Maintenance (O&M) manual.
- (h) Any other statutory document if required.

XII. Freight & Insurance:-Inclusive(FOR site).

(a) The consignments should be dispatched through a reliable transporter on freight paid door delivery basis.

(b) Details of the dispatch must be confirmed to us in advance before dispatch for making suitable arrangements at site.

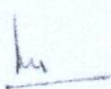
XIII. Payment terms:

- a) 20% advance on basic value immediately on acceptance of P.O, 20% on basic value within 7-10 days after shop drawings approval & balance 60% with 100% taxes before dispatch, but only after the transformer is ready & routine test results & PI are submitted to the buyer.
- b) The P.I & delivery of the Transformer shall not be made before 15th March 2022, & the buyer assures the supplier not to delay acceptance of delivery beyond 20th March 2022, in case the buyer delays acceptance of delivery beyond 20th March 2022 the buyer agrees to pay the supplier the pending payable amount, subject to the transformer being ready.

XIV. The supplier shall be responsible for safe delivery of the Transformer, to the Site at NOIDA.

Supplier shall cover the insurance of Transformer till delivery at Site.

XV. Installation of the transformer shall be done by the buyer's contractor, however commissioning of the same shall be done with the support & under the supervision of the supplier's technical team as





and when required by the buyer , without any additional cost. Supervision during commissioning shall be free of cost for 02 days. This PO is inclusive of Testing & Commissioning charges.

NOTE:-Following Annexure's are integral part of this order& shall remain in full force& effect.


Annexures:-

- I) BOQ & Technical Parameter - Annexure-I
- II) Technical specification- Annexure-II

This Order supersedes all prior correspondences in this regard and conditions laid down in any communication made between us, if contradicted.

For Maconns Infra Pvt Ltd.

Agreed & Accepted


(Mrs. Namrata Manocha)

Voltamp Transformer Ltd

Director

Authorized Signatory

Date: 22/12/2021

(Name & ContactParticulars)

Place: New Delhi

ANNEXURE I

BOQ & IT'S TECHNICAL PARAMETERS

PO.NO.MIPL MIPL-25-DEC-21-22 Date: 22.12.2021

S.No.	Description	Unit	Qty
I.	SUPPLY OF OIL FILLED TRANSFORMER WITH AUTOMATIC OLTC		
1)	Design Manufacture,testing at works, supply and delivery, including supervision during installation, testing and commissioning of 1600 KVA, 33KV/415 VOLT outdoor type Transformer (oil filled) with Automatic OLTC as specified, in the Technical specifications, complete with the following standard, mountings, fittings, accessories, etc as required. the Transformer must confirm to the IS 1180 specified in the technical specifications.		

