



CA Rajan Shrivastava

B. Com., A.C.A.

Partner

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Real Estate Regulatory Authority, Punjab Registration Number : A/F

Sr. No.	Particulars	Amount (Rs.)		Amount (Rs.)
		Estimated.	Incurred upto 19/07/2018	
1.	i. Land Cost :			
	a. Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	209636526	207867631	
	b. Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority	7020000	7020000	
	c. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	20496037	19558806	
	Sub-Total of Land Cost	237152563	234446437	
	ii. Development Cost/ Cost of Construction :			
	a. (i) Estimated Cost of Construction as certified by Engineer	298262251		
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)			
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		92660503	
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	59319000	17550000	
	c. Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;			
	Sub-Total of Development Cost	357581251	110210503	
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column			594733814
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column			344656940
4.	% completion of Construction Work (as per Project Architect's Certificate)			31.07%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)			57.95%
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)			344656940
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement (Refer Note*)			204159394
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate			140497546

*Note: These are sale proceeds which have been received by promoter upto 19/07/2018 and not deposited in ESCROW Account

This certificate is being issued for RERA compliance for the Dhillon Builders & Land Developers proprietor Harinder Singh Dhillon and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

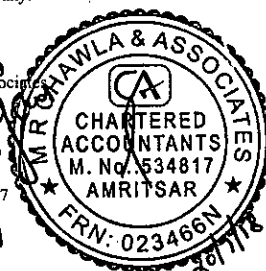
For Dhillon Builders & Land Developers

Harinder Singh
(Harinder Singh Dhillon)
Proprietor

Place : Amritsar
Date : 20.07.2018

For M R Chawla & Associates

(Rajan Shrivastava)
Partner
Membership No: 534817





M R Chawla & Associates

Chartered Accountants

CA Rajan Shrivastava

B. Com., A.C.A.

Partner

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (Rs.)
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	250076874.00
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	0.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	95285.78
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	220300716.59
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	220300716.59
5.	Amount to be deposited in Designated Account – 70% or 100% (IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account)	220300716.59

This certificate is being issued for RERA compliance for the Dhillon Builders & Land Developers proprietor Harinder Singh and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Dhillon Builders & Land Developers

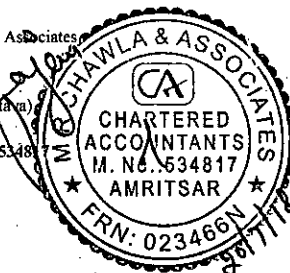
(Harinder Singh Dhillon)
Proprietor

Place : Amritsar
Date : 20.07.2018

For M R Chawla & Associates

(Rajan Shrivastava)
Partner

Membership No : 534817





CA Rajan Shrivastava
B. Com., A.C.A.
Partner

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

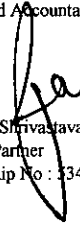
Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of	Received Amount	Balance Receivable

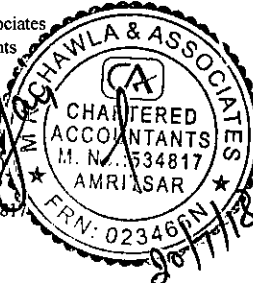
For Dhillon Builders & Land Developers


(Harinder Singh Dhillon)
Proprietor

Place : Amritsar
Date : 20.07.2018

For M R Chawla & Associates
Chartered Accountants


(Rajan Shrivastava)
Partner
Membership No : 334817

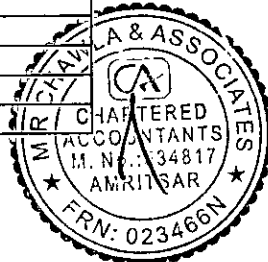


(Unsold Inventory Valuation)

**Ready Recknor Rate as on the date of Certificate of the Residential
/commercial premises Rs.2312 per sm.**

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	1	386.71	894070.60
2	2	386.71	894070.60
3	9	225.06	520339.42
4	10	225.06	520339.42
5	11	225.06	520339.42
6	12	225.06	520339.42
7	14	225.06	520339.42
8	15	225.06	520339.42
9	16	225.06	520339.42
10	20	225.06	520339.42
11	21	228.81	528999.83
12	22	217.39	502612.66
13	23	217.39	502612.66
14	25	217.39	502612.66
15	26	217.39	502612.66
16	27	217.39	502612.66
17	28	217.39	502612.66
18	29	217.39	502612.66
19	30-31	289.85	670137.33
20	32-33	298.92	691092.41
21	34	225.50	521344.65
22	35	223.80	517420.40
23	36	203.45	470387.46
24	40	203.45	470387.46
25	41	203.45	470387.46
26	45	203.45	470387.46
27	46	203.45	470387.46
28	48	203.45	470387.46
29	49	203.45	470387.46
30	50	203.45	470387.46
31	51	239.07	552719.28
32	52	414.81	959042.95
33	53	414.81	959042.95
34	54	414.81	959042.95
35	55	414.81	959042.95
36	56	414.81	959042.95
37	57	414.81	959042.95
38	58	373.24	862927.95
39	59	426.19	985352.79
40	60	423.64	979456.76
41	61	423.64	979456.76
42	62	423.64	979456.76
43	63	423.64	979456.76
44	64	408.19	943732.60
45	65	414.81	959042.95
46	66	414.81	959042.95
47	67	408.19	943732.60
48	73	419.23	969249.86
49	76	414.81	959042.95
50	77	414.81	959042.95
51	78	414.81	959042.95
52	79	414.81	959042.95
53	109	445.93	1030993.89
54	119	577.49	1335151.87
55	122	414.72	958830.31
56	132	356.75	824806.71
57	139	356.75	824806.71
58	140	356.75	824806.71
59	141	356.75	824806.71

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(Unsold Inventory Valuation)

**Ready Recknor Rate as on the date of Certificate of the Residential
/commercial premises Rs.2312 per sm.**

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
60	142	356.75	824806.71
61	147	356.75	824806.71
62	148	356.75	824806.71
63	149	356.75	824806.71
64	150	356.75	824806.71
65	156	356.75	824806.71
66	157	356.75	824806.71
67	158	356.75	824806.71
68	159	356.75	824806.71
69	160	356.75	824806.71
70	167	414.72	958830.31
71	168	414.72	958830.31
72	170	252.00	582624.73
73	173	250.20	578468.51
74	174	288.35	666657.70
75	175	276.39	639014.01
76	179	276.39	639014.01
77	185	276.39	639014.01
78	199	335.61	775937.29
79	200	276.39	639014.01
80	201	276.39	639014.01
81	202	276.39	639014.01
82	203	276.39	639014.01
83	204	276.39	639014.01
84	205	276.39	639014.01
85	206	276.39	639014.01
86	207	276.39	639014.01
87	208	276.39	639014.01
88	209	276.39	639014.01
89	210	276.39	639014.01
90	211	276.39	639014.01
91	212	276.39	639014.01
92	213	276.39	639014.01
93	214	276.39	639014.01
94	215	276.39	639014.01
95	216	276.39	639014.01
96	217	276.39	639014.01
97	218	276.39	639014.01
98	219	276.39	639014.01
99	220	276.39	639014.01
100	221	276.39	639014.01
101	222	276.39	639014.01
102	223	248.75	575104.87
103	224	264.43	611350.98
104	225	264.43	611350.98
105	226	264.43	611350.98
106	227	280.45	648409.00
107	228	280.45	648409.00
108	229	280.45	648409.00
109	230	280.45	648409.00
110	231	280.45	648409.00
111	232	280.45	648409.00
112	235	280.45	648409.00
113	236	280.45	648409.00
114	237	272.44	629870.32
115	238	280.45	648409.00
116	239	280.45	648409.00
117	240	280.45	648409.00
118	241	280.45	648409.00

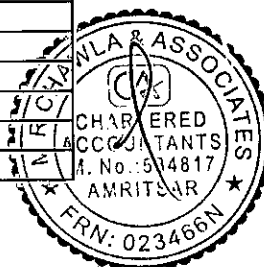
Harinder



(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs.2312 per sm.			
Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
119	242	280.45	648409.00
120	243	280.45	648409.00
121	244	280.45	648409.00
122	245	280.45	648409.00
123	245-A	280.45	648409.00
124	246	280.45	648409.00
125	247	280.45	648409.00
126	247-A	280.45	648409.00
127	248	280.45	648409.00
128	249	280.45	648409.00
129	250	280.45	648409.00
130	251	280.45	648409.00
131	252	280.45	648409.00
132	253	280.45	648409.00
133	254	280.45	648409.00
134	255	280.45	648409.00
135	256	272.44	629870.32
136	257	280.45	648409.00
137	258	280.45	648409.00
138	259	280.45	648409.00
139	260	280.45	648409.00
140	261	280.45	648409.00
141	262	280.45	648409.00
142	263	280.45	648409.00
143	264	280.45	648409.00
144	265	280.45	648409.00
145	266	280.45	648409.00
146	267	264.43	611350.98
147	268	264.43	611350.98
148	269	264.43	611350.98
149	270	213.21	492947.03
150	271	213.21	492947.03
151	272	213.21	492947.03
152	273	213.21	492947.03
153	274	213.21	492947.03
154	275	213.21	492947.03
155	276	213.21	492947.03
156	281	213.21	492947.03
157	282	213.21	492947.03
158	284	213.21	492947.03
159	289	213.21	492947.03
160	290	307.39	710674.97
161	291	307.39	710674.97
162	292	309.39	715314.47
163	293	309.39	715314.47
164	294	214.61	496175.35
165	295	214.61	496175.35
166	296	214.61	496175.35
167	297	214.61	496175.35
168	298	214.61	496175.35
169	299	214.61	496175.35
170	300	214.61	496175.35
171	301	214.61	496175.35
172	302	214.61	496175.35
173	303	214.61	496175.35
174	304	214.61	496175.35
175	305	214.61	496175.35
176	306	214.61	496175.35
177	307	214.61	496175.35

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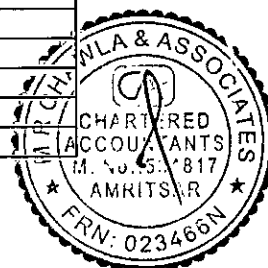


(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs.2312 per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
178	308	214.61	496175.35
179	309	214.61	496175.35
180	310	214.61	496175.35
181	311	214.61	496175.35
182	312	214.61	496175.35
183	313	214.61	496175.35
184	314	247.13	571354.61
185	315	195.09	451056.20
186	316	195.09	451056.20
187	317	195.09	451056.20
188	318	195.09	451056.20
189	319	195.09	451056.20
190	320	195.09	451056.20
191	321	195.09	451056.20
192	322	195.09	451056.20
193	323	195.09	451056.20
194	324	195.09	451056.20
195	325	195.09	451056.20
196	326	195.09	451056.20
197	327	195.09	451056.20
198	328	195.09	451056.20
199	329	195.09	451056.20
200	330	195.09	451056.20
201	331	195.09	451056.20
202	332	195.09	451056.20
203	333	195.09	451056.20
204	334	195.09	451056.20
205	335	195.09	451056.20
206	336	195.09	451056.20
207	337	195.09	451056.20
208	338	195.09	451056.20
209	339	195.09	451056.20
210	340	195.09	451056.20
211	341	195.09	451056.20
212	342	195.09	451056.20
213	343	195.09	451056.20
214	344	195.09	451056.20
215	346	195.09	451056.20
216	347	247.13	571354.61
217	348	238.30	550940.80
218	349	188.13	434953.27
219	350	188.13	434953.27
220	351	188.13	434953.27
221	352	188.13	434953.27
222	353	188.13	434953.27
223	354	188.13	434953.27
224	355	188.13	434953.27
225	356	188.13	434953.27
226	357	188.13	434953.27
227	358	188.13	434953.27
228	359	188.13	434953.27
229	360	188.13	434953.27
230	361	188.13	434953.27
231	362	188.13	434953.27
232	363	188.13	434953.27
233	364	188.13	434953.27
234	365	189.52	438181.59
235	366	189.52	438181.59
236	367	189.52	438181.59

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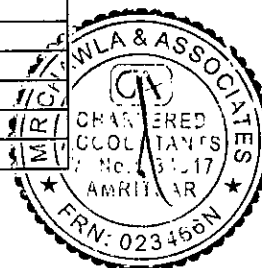


(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs.2312 per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
237	368	189.52	438181.59
238	369	189.52	438181.59
239	370	189.52	438181.59
240	371	189.52	438181.59
241	372	189.52	438181.59
242	373	189.52	438181.59
243	374	189.52	438181.59
244	376	189.52	438181.59
245	377	189.52	438181.59
246	378	189.52	438181.59
247	379	189.52	438181.59
248	380	189.52	438181.59
249	381	240.06	555019.70
250	382	282.43	652971.17
251	383	222.96	515487.28
252	384	222.96	515487.28
253	385	222.96	515487.28
254	386	222.96	515487.28
255	387	222.96	515487.28
256	388	222.96	515487.28
257	389	222.96	515487.28
258	390	222.96	515487.28
259	391	222.96	515487.28
260	392	222.96	515487.28
261	393	222.96	515487.28
262	394	222.96	515487.28
263	395	222.96	515487.28
264	396	222.96	515487.28
265	397	222.96	515487.28
266	398	222.96	515487.28
267	399	222.96	515487.28
268	400	222.96	515487.28
269	401	222.96	515487.28
270	402	222.96	515487.28
271	403	222.96	515487.28
272	404	222.96	515487.28
273	405	222.96	515487.28
274	406	222.96	515487.28
275	407	222.96	515487.28
276	408	222.96	515487.28
277	409	222.96	515487.28
278	412	222.96	515487.28
279	413	222.96	515487.28
280	414	222.96	515487.28
281	415	282.43	652971.17
282	416	287.07	663700.02
283	417	284.68	658171.28
284	418	215.30	497779.85
285	419	215.30	497779.85
286	420	215.30	497779.85
287	421	215.30	497779.85
288	422	215.30	497779.85
289	423	215.30	497779.85
290	424	215.30	497779.85
291	425	215.30	497779.85
292	426	215.30	497779.85
293	427	215.30	497779.85
294	428	215.30	497779.85
295	429	215.30	497779.85

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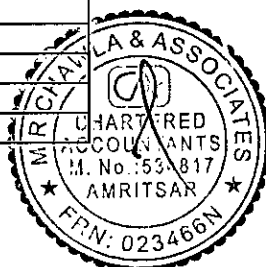


(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs.2312 per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
296	430	215.30	497779.85
297	431	215.30	497779.85
298	432	215.30	497779.85
299	433	215.30	497779.85
300	434	215.30	497779.85
301	435	215.30	497779.85
302	436	215.30	497779.85
303	437	215.30	497779.85
304	438	215.30	497779.85
305	439	215.30	497779.85
306	440	215.30	497779.85
307	441	215.30	497779.85
308	442	284.68	658171.28
309	443	287.07	663700.02
310	444	213.75	494184.23
311	445	222.96	515487.28
312	446	222.96	515487.28
313	447	222.96	515487.28
314	448	222.96	515487.28
315	449	222.96	515487.28
316	450	222.96	515487.28
317	451	222.96	515487.28
318	452	222.96	515487.28
319	453	222.96	515487.28
320	454	222.96	515487.28
321	455	222.96	515487.28
322	456	222.96	515487.28
323	457	230.87	533774.65
324	458	195.09	451056.20
325	459	195.09	451056.20
326	460	195.09	451056.20
327	461	195.09	451056.20
328	462	195.09	451056.20
329	463	195.09	451056.20
330	464	195.09	451056.20
331	465	195.09	451056.20
332	466	195.09	451056.20
333	467	256.87	593894.85
334	468	260.13	601414.71
335	469	245.26	567043.74
336	470	249.10	575916.79
337	471	249.10	575916.79
338	472	249.10	575916.79
339	473	249.10	575916.79
340	474	249.10	575916.79
341	475	249.10	575916.79
342	476	249.10	575916.79
343	477	249.10	575916.79
344	478	249.10	575916.79
345	479	217.39	502612.66
346	480	217.39	502612.66
347	481	217.39	502612.66
348	482	217.39	502612.66
349	483	217.39	502612.66
350	484	217.39	502612.66
351	485	217.39	502612.66
352	486	211.96	490047.35
353	487	198.32	458518.07
354	488	245.61	567855.65

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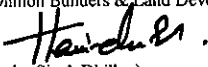


(Unsold Inventory Valuation)

**Ready Recknor Rate as on the date of Certificate of the Residential
/commercial premises Rs.2312 per sm.**

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
355	489	209.03	483281.41
356	490	209.03	483281.41
357	491	209.03	483281.41
358	492	209.03	483281.41
359	493	209.03	483281.41
360	494	209.03	483281.41
361	495	209.03	483281.41
362	496	264.78	612162.89
363	497	270.00	624244.93
364	533	263.76	609823.81
365	534	275.23	636326.96
366	535	209.03	483281.41
367	536	209.03	483281.41
368	537	209.03	483281.41
369	538	209.03	483281.41
370	539	209.03	483281.41
371	540	209.03	483281.41
372	541	209.03	483281.41
373	542	209.03	483281.41
374	543	209.03	483281.41
375	544	247.36	571895.88
376	COMMERCIAL	1705.04	3942049.10
TOTAL		95285.78	220300716.59

For Dhillon Builders & Land Developers


(Harinder Singh Dhillon)
Proprietor

Place: Amritsar
Date: 20.07.2018

For M.R Chawla & Associates
Chartered Accountants

(Rajan Shrivastava)
Partner

Membership No: 3348

