



**FORM 3**  
**CHARTERED ACCOUNTANT'S CERTIFICATE**  
(for Registration of a project)

Cost of Real Estate Project Jubilee Farmville, Real Estate Regulatory Authority, Punjab Registration No: (for registration of New Project) situated at village Manakpur Sharif, New Chandigarh, Tehsil Kharar, District S.A.S.Nagar, Punjab being developed by M/s Nature Health Farms Pvt. Ltd. as on 29/07/2019.

Sr.no. Particulars	Amount (Rs. in Laes)	
	Estimated	Incurred
<b>1 i) Land Cost:</b>		
a) Acquisition Cost of Land or Development Rights, lease Premium lease rent, interest cost incurred or payable on Land Cost and legal cost	2581.00	1072.03
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	49.31	49.31
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;	160.00	64.78
<b>Sub Total of Land Cost</b>	<b>2790.31</b>	<b>1186.11</b>
<b>ii) Development Cost/ Cost of Construction:</b>		
a) i) Estimated Cost of Construction as certified by Engineer		
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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	824.00	13.58
b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	138.75	15.53
c) Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for <i>NOTE - It includes interest paid/payable on loans taken from bank, financial institutions, partners and others.</i>	-	-
<b>Sub Total of Development Cost</b>	<b>962.75</b>	<b>29.11</b>



2	Total Estimated Cost of the Real Estate Project {1(i) + 1(ii)} of Estimated Column	3,753.06
3	Total Cost Incurred of the Real Estate Project {1(i) + 1(ii)} of Incurred Column	1,215.23
4	Percentage (%) completion of Construction Work (as per Project Architect's Certificate)	N/A
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (3/2%)	32.38%
6	Amount which can be withdrawn from the Designated Account. Total Estimated Cost * Prportion of cost incurred (Serial no.2 * Serial no.5)	1,215.23
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	.
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,215.23

This certificate is being issued for RERA compliance for the **NATURE HEALTH FARMS PRIVATE LIMITED** and is based on the records & documents produced before me and explanations provided to me by the management of the company.

For **DEEPAK JINDAL & CO.**  
Chartered Accountant  
FRN: 023023N

Onkar Singh  
(Partner)  
M No. 514746  
UDIN:19514746AAAAA



For **NATURE HEALTH FARMS PRIVATE LIMITED**  
CIN: U01200CH2010PTC 032583

  
Archit Singal  
(Director)

Date: 29/07/2019  
Place: Chandigarh

### ADDITIONAL INFORMATION FOR ONGOING PROJECTS

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)	2,537.83
2	Balance amount of receivables from Residential and Commercial Plots as per annexure A to this Certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	N/A
3	i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) ii) Estimated amount of sales proceeds in respect of unsold Residential and Commercial Plots (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	N/A  N/A
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	N/A
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, than 100% of the balance receivables of ongoing project will be deposited in designated account.	70%  N/A  N/A

This certificate is being issued for RERA compliance for the **NATURE HEALTH FARMS PRIVATE LIMITED** and is based on the records & documents produced before me and explanations provided to me by the management.

For **DEEPAK JINDAL & CO.**  
Chartered Accountant (M.No.: 514746)  
FRN: 023023N

For **NATURE HEALTH  
FARMS PRIVATE LIMITED**

Onkar Singh  
(Partner)  
M.No. 514746  
UDIN:19514746  
Date: 29/07/2019  
Place: Chandigarh



  
Arshit Singal  
(Director)

## ANNEXURE - A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project

### Sold Inventory

S.No.	Plot Type & No.	Plot Area (in Sq.Mts.)	Plot Area (in Sq.Yds.)	Plot Consideration as per Agreement/ Allotment Letter	Received Amount	Balance Receivable	Amt. recd with GST	Received Amount	Balance Receivable
<i>NOT APPLICABLE - NEW PROJECT</i>									

### (Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential & Commercial Plots are given below:

### Unsold Inventory

S.No.	Plot Type & No.	Plot Area (in Sq.Mts.)	Plot Area (in Sq.Yds.)	Plot Consideration as per Agreement/ Allotment Letter	Received Amount	Balance Receivable	Amt. recd with GST	Received Amount	Balance Receivable
<i>NOT APPLICABLE - NEW PROJECT</i>									

