

ARORA KHANNA & ASSOCIATES
CHARTERED ACCOUNTANTS
312, GREEN AVENUE
AMRITSAR
PH: +91-9876176001

Cost of New Real Estate Project Real Estate Regulatory Authority, Punjab Registration Number :- **Applied**
for

Sr. No.	Particulars	Amount (Rs.) in Lacs	
		Estimated	Incurred
1.	I. Land Cost:-		
	a. Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	418.38	354.03
	b. Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive including from Local Authority or State Government or any Statutory Authority	15.27	15.27
	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	56.21	56.21
	ii. Development Cost/ Cost of Construction:-	164.65	7.68
	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 (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, horticulture, 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.		
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc including EDC, LF, SIF, Plans Approval fees etc to any statutory Authority.	67.72	7.30
	c. Principal sum and interest payable to financial	-	-



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	institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;		
	Sub-Total of Development Cost	722.23	440.49
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	722.23	-
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	-	440.49
4.	% completion of Construction Work (as per Project Architect's Certificate)	0 %	
5.	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	60.99 %	
6.	Amount which can be withdrawn from the Designated Account (Total Estimated Cost * Proportion of cost incurred) (Sr. number 2 * Sr. number 5)	440.49	
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	Nil	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	Sr.NoParticularsAmount in lac (Rs.) 1. Amt Allowed for withdrawal 440.49 Lacs	

This certificate is being issued for RERA compliance for the Project "Veer Gardens (5.75 Acres)" situated at Majitha Road, Amritsar to be developed by Company Veer Colonisers and Builders Private Limited having registered office at SCO 48-50, Veer Enclave, G.T Road, Bye Pass, Amritsar and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Date: - 06-Jul-2019



For Arora Khanna & Associates
Chartered Accountants

Jatinder Arora
Jatinder Arora
Partner
M.No. 08321

UDIN-19080321AAAAAV1112