

**Chartered Accountants** 

	FORM – (see Regulation 3)			
A COST A SAME.	CHARTERED ACCOUNTANT			
	FOR REGISTRATION OF A PR	ROJECT AND SUBSEQUENT		
	WITHDRAWAL OF MONEY			
<b>COST OF REAL ESTATE</b>	PROJECT REAL ESTATE REGULATOR	RY AUTHORITY, PUNJAB REG.	NO	
PROJECT NAME	GROUP HOUSING PROJECT – IMPERIAL APARTMENTS AT KISHANPURA, NEAR VETERINARY HOSPITAL, DHAKOLI BORDER, KISHANPURA, PUNJAB- 160104			
S.NO	PARTICULARS AMOUNT (RS IN CRORES)			
		ESTIMATED (COLUMN A)	INCURRED AND PAID (CO	
1.(i)	LAND COST			
a.	Acquisition Cost of Land or Development Rights, lease premium ,lease rent, interest cost incurred or payable on Land Cost and legal cost	20.00	19.14	
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.			
<b>c</b>	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.	1.10	1.05	
A STATE OF THE USE AS	SUB TOTAL OF LAND COST	21.10	20.19	
(ii)	Development Cost/Cost of construction			
a(i)	Estimated Cost of Construction as certified by engineer	62.07	0.92	
a(ii)	Actual Cost of construction incurred as per books of a/c s verified by C.A. Note:- (for adding to total cost of construction incurred. Minimum of (i) or (ii) is to be considered.		o I yal &	

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a(iii)	On site expenditure for	1		
	development of entire			
	project excluding cost of			
	construction as per (i) or			
	(ii) above i.e. salaries,	and the second		
	consultant fees, site			
	consultant rees, site			
	overheads, development			
	works , cost of services			
	(incl : water, electricity,			
	sewerage, drainage, layout			
	roads) cost of machineries			
	and equipment including	100		
	its hire and maintenance			
	costs, consumables etc. All			
	costs directly incurred to			
	complete the construction			
	of the entire phase of the		ue de la companya de	
	project registered.			
b	Payment of taxes, cess,			
	fees, charges, premiums,			
	interest etc to any			
	Statutory Authority.			
C.	Principal Sum and Interest	orte della companya d		
	payable to financial			
	institutions, scheduled			
	banks, non banking			
	financial institution (NBFC)			
	or money lenders on			
	construction funding			
	construction funding or			
	money borrowed for			
	construction.			
	SUB TOTAL OF	62.07	0.92	g lest
2.	DEVELOPMENT COST			
	Total estimated Cost of		83.17	
	the Real Estate Project (1			
	(i) + 1 (ii) of Estimated			
	Column A			
3.	Total Cost Incurred of the	State of the state	21.11	
	Real Estate Project (1 (i) +	THE PERSON NAMED IN	gaterali serejaka	
	1(ii) of Incurred Column B			
			<b>/</b> )	
			$\parallel \parallel \parallel \parallel$	

4.	% age of completion of Construction Work (as per Project Architect's Certificate on completion of project)	
	Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2%)	<b>25.38%</b>
6,	Amount which can be withdrawn from the Designated A/c Total Estimated Cost*Proportion of cost incurred and paid (Sr no. 2* Sr no. 5)	21.11
7.	Less – Amount withdrawn till date of this certificate as per the books of A/c and Bank Statement	
8.	Net Amount can be withdrawn from the Designated Bank A/c under this certificate	21.11

Designated Bank A/c under this certificate

BANK NAME

A/C NAME -

A/C NUMBER -

This certificate is being issued for RERA compliance for the company (HARMONY COLONIZERS PRIVATE LIMITED) and is based on the records and documents before me and explanation provided to me by the management of the company

1.	(ADDITIONAL INFORMATION	FOR ONGOING PROJECTS) N.A.
	Estimated Balance Cost to complete the Real Estate Project (Difference of Total Estimated cost less incurred ) Calculated as per Form IV	
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)	
•	(i) Balance unsold area to be certified by Management and to be verified by CA from the records and books of Accounts	
	Estimated receivables of ongoing project Sum of 2+ 3(ii)	
	Amount to be deposited in Designated A/c - 70% or 100%  If 4 is greater than 1, then 70% of the balance Receivables of ongoing Project will be deposited in designated A/c  If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated A/c	
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For Rajesh Aggarwal and Associates

POLET SCHOOL PROVES

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THE CONTRACTOR

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Chartered Accountants

FRN NO 009831N

Rajesh Kuman

(Partner)

M. no - 088425

UDIN No. - 19088425AAAAAY5383

Date - 28th June, 2019

Place - Chandigarh