



Rajesh Aggarwal & Associates

Chartered Accountants

FORM – (see Regulation 3)			
CHARTERED ACCOUNTANT CERTIFICATE			
FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY			
COST OF REAL ESTATE PROJECT REAL ESTATE REGULATORY 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 (COLUMN B)
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.		
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.	1.10	1.05
	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.		



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	Amount which can be withdrawn from the Designated A/c Total Estimated Cost*Proportion of cost incurred and paid (Sr no. 2* Sr no. 5)		21.11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	Less – Amount withdrawn till date of this certificate as per the books of A/c and Bank Statement		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	Net Amount can be withdrawn from the Designated Bank A/c under this certificate		21.11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



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)			N.A.
1.	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)		
3.	(i) Balance unsold area to be certified by Management and to be verified by CA from the records and books of Accounts		
4.	Estimated receivables of ongoing project Sum of 2+ 3(ii)		
5.	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		
This certificate is being used for RERA compliance for the company HARMONY COLONIZERS PRIVATE LIMITED and is based on the records and documents produced before us and explanation provided to me by the management of the company.			



For Rajesh Aggarwal and Associates

Chartered Accountants

FRN NO - 009831N

Rajesh Kumar

(Partner)

M. no - 088425

UDIN No. - 19088425AAAAAY5383

Date - 28th June, 2019

Place - Chandigarh

