

ANNEXURE – A
Form 3
[See Regulation 3]

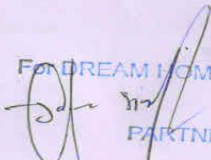
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Real Estate Regulatory, Punjab
Registration Number:
Project Name "REHMAT HOMEZ" Developed By "DREAM HOMES"
(Partners: Jagtar Singh, Lakhwinder Singh & Rajinder Singh)

Details of WIP and Fixed Assets as on 31.03.2019

(Rs. In Lacs)

S.No.	Particulars	Amount Estimated	Amount Incurred	Remarks
1 (i)	LAND COST			
	a) Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	NIL	NIL	Cost of land treated as NIL as it is ancestral land and no costs have been paid for its acquisition.
	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			

For DREAM HOMES

PARTNER

(ii)	DEVELOPMENT COST / COST OF CONSTRUCTION			
	a) (i) Estimated Cost of Construction as certified by Engineer	278.32		Construction & Development Expenses
	(ii) Actual Cost of Construction incurred as per the books of accounts as certified by the CA		159.78	
	(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.		4.05	
	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 to any statutory authority.		110.00	
	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.		NIL	
	Sub-Total of Development Cost	Rs. 278.32 lacs	Rs. 273.83 lacs	

2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column : Rs. 278.32 lacs
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column : Rs. 273.83 lacs
4. % completion of Construction Work (as per Project Architect's Certificate) :

For DREAM HOMES
PARTNER

5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2 %)	:	98.39 %
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	:	Rs. 273.83 lacs
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	:	Rs. 273.83 lacs
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	:	Rs. 4.49 lacs

Designated Bank Account (Dream Homes):

- Axis Bank Limited
Branch: Dhakoli, Zirakpur
Current Account No. 919020079181410
IFSC: UTIB0004151

This certificate is being issued for RERA compliance for the Project: REHMAT HOMEZ (M/s Dream Homes, Partners: Jagtar Singh, Lakhwinder Singh & Rajinder Singh) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For EGAN & ASSOCIATES
CHARTERED ACCOUNTANTS
Firm Regn No. 015354N

(Kamaldeep Singh Egan)
Prop.
M.No. 095471

Date: 31.12.2019
Place: Chandigarh

UDIN: 20095471AAAAA5477

For DREAM HOMES
PARTNER

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1. Estimated Balance Cost to Complete the Real Estate Project : Rs. 4.49 lacs
(Difference of Total Estimated Project Cost less Cost Incurred)
(calculated as per the Form IV)
2. Balance amount of receivables from sold apartments as per : Rs. NIL
Annexure A to this certificate
(as certified by Chartered Accountant as verified
from the records and books of Accounts)
3. (i) Balance Unsold Area : 8731.51 sq. yds.
(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 : Rs. 507.65 lacs
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
4. Estimated receivables of on-going project : NIL
Sum of 2 + 3(ii)
5. Amount to be deposited in Designated Account – 70% or 100%

If 4 is greater than 1, then 70 % of the balance receivables
of on-going project will be deposited in designated Account

If 4 is lesser than 1, then 100% of the of the balance receivables
of on-going project will be deposited in designated Account


For DREAM HOMES
PARTNER

This certificate is being issued for RERA compliance for the Project: REHMAT HOMEZ (M/s Dream Homes, Partners: Jagtar Singh, Lakhwinder Singh & Rajinder Singh) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For EGAN & ASSOCIATES
CHARTERED ACCOUNTANTS
Firm Regn No. 015354N


(Kamaldeep Singh Egan)
Prop.
M.No. 095471

Date: 31.12.2019
Place: Chandigarh
UDIN: 20095471AAAAAA5477


For DREAM HOMES
PARTNER

Annexure A

Name: REHMAT HOMEZ

Statement for Calculation of Receivables from the Sales of the On-going Real Estate Project

Sold Inventory

Sr.No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
Not Applicable as the project involves sale of plots and not sale of flats					

Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate of the Residential /Commercial Premises:
Rs.per sq.m.

Sr.No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)

For DREAM HOMES
PARTNER