



# Aggarwal Nidhi & Associates

## CHARTERED ACCOUNTANTS

H.O. : # 77, Street No 22,  
Jalandhar Cantt. - 144005  
Tel. : 0181-2260834, Mob : 98722-22535  
Email : guptasanjeev.ca75@gmail.com

B.O. : # 2188, Phase-7  
First Floor, Mohali-160061  
Mob : 98729-18751  
Email : visheshgupta83@gmail.com

B.O. : K-210, Kismat Complex  
Miller Ganj, G.T. Road, Ludhiana  
Tel. : 0161-4627690  
Email : guptasanjeev.ca75@gmail.com

### FORM-3 [see Regulation 3]

#### CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project( Mohali Royal Towers) developed by M/S Mohali Royal Towers situated at Sector-86 , Mohali.

Sr. No.	Particulars	Amount (Rs.)	
		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	3,24,00,000	60,00,000/-
	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		Already incurred by seller



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- premiums, interest etc to any statutory Authority.
- 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 ;

Sub-Total of Development Cost

17,05,24,000.00

Total Estimated Cost of the Real Estate Project

[1(i) + 1(ii)] of Estimated Column : 20,53,97,000

Total Cost Incurred of the Real Estate Project [1(i) +

3. 1(ii)] of Incurred Column

%

4. % completion of Construction Work

(as per Project Architect's Certificate)

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For Aggarwal Nidhi & Associates



Signature of Chartered Accountant

UDIN:- 19518542AAAAAR8884

(M.NO) 518542

Name:- Vishesh Gupta



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- c. Amounts payable to State Government 24,73,000 24,73,000  
or competent authority or anyother statutory  
authority of the State or Central Government,  
towards stamp duty, transfer charges, registration fees etc; and

### ii. Development Cost/ Cost of Construction :

- a. (i) Estimated Cost of Construction as 13,91,74,000 ----  
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 3,13,50,000 ----

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.  
All costs directly incurred to complete the construction of the entire  
phase of the project registered.

- b. Payment of Taxes, cess, fees, charges.

Sr.  
No

Particulars

Amount (Rs.)