



To

M/S UNIVERSAL INFRASTRUCTURE COMPANY PVT. LTD.

Project Name:- UNIVERSAL HOMES

FORM-3

CHARTERED ACCOUNTANTS CERTIFICATE

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

PROJECT NAME UNIVERSAL INFRASTRUCTURE COMPANY PVT. LTD..

S.NO	Particulars		Amount in (Cr.)	
			Estimated (column-A )	Incurred & paid ( Column- B )
1	i	<b>Land cost :</b>		
	a	Acquisition cost of land or Development Rights , lease premium , lease rent, interest cost incurred or payable on land cost and legal cost	21.963	21.963
	b	Amount of premium payable to obtain development rights , FSI, additional FSI. Fungible area and any other incentive under DCR from Local Authority or State Government or any statutory Authority.		
	c	Acquisition cost of TDR ( if any)		
	d	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.	NIL	NIL
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities		
	f	<b>Under Rehabilitation Scheme:</b>		
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer ( in column A )		
	ii)	Actual cost of construction of rehabilitation building as per the books of accounts as verified by the CA ( in column B ) <b>Note: ( for total cost of construction incurred , minimum of ( 1 or 2 ) is to be considered )</b>		
	iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants , cost of providing temporary transit accommodation or rent in lieu of Transit Accommodation overhead cost		
	iv)	Cost of ASR linked premium , fees , charges and security deposits or maintenance deposit or any amount what so ever payable to any authorities towards and in project of rehabilitation		
		<b>Sub Total Of Land Cost</b>	21.963	21.963
	ii)	<b>Development Cost/ Cost of Construction:</b>		





a (i)	Estimated cost of construction as certified by engineer ( Column -A )	NIL	
a(ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA ( Column - B ) <b>Note:</b> ( for adding to total cost of construction incurred , minimum of (i) or (ii) is to be considered )		NIL
a (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 cost , consumables etc. All cost directly incurred to complete the construction of the entire phase of the project registered.		NIL
b	Payment of Taxes , cess, fees, charges, premiums, interest etc. to any Statutory Authority.		
c	Interest payable to financial institutions , scheduled banks, non banking financial institution ( NBFC) or money lenders or construction funding or money borrowed for construction		
Sub Total Of Development Cost		NIL	NIL

2	Total Estimated Cost of the Real Estate Project ( 1 (i)+1 (ii) of Estimated Column- A	Rs. 21.963 Cr.
3	Total Cost Incurred and Paid of the Real Estate Project ( 1 (i) + 1 (ii) of Incurred Column - B	Rs. 21.963 Cr.
4	Percentage of completion of Construction Work ( as per Project Architect's Certificate on completion of project )	NIL
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost(3/2)	NIL
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *proportion of cost incurred and paid (Sr. number 2 * Sr number 5)	NIL
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	NIL

**Note:- All EDC & License fees & all govt. levied charges paid by the JTPL PVT.LTD., UNIVERSAL INFRASTRUCTURE COMPANY PVT. LTD.is only selling plots in UNIVERSAL HOMES.**

This certificate is being issued to M/S UNIVERSAL INFRASTRUCTURE COMPANY PRIVATE LIMITED for the project situated at sector-115 Kharar Landran Road ,Tehsil Kharar, District Mohali, Punjab and is based on the records and documents produced before us and explanation provided to us by the Management of the Company

Your's faithfully  
  


Date: 27.08.2019

Place: Kharar (Mohali)

HIMANSHU KANSAL  
 Partner

M/S NANNEET AND CO.

M.NO. 524387

UDIN: 19524387AAAA DK5509.