



A Kumar Verma & Co.

CHARTERED ACCOUNTANTS

Annexure A

FORM- 3 [See regulations 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

UDIN : 20529564AAAAAO6713

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

To,

M/s WACS Infrastructure
Village Sante Majra,
Kharar, Punjab

Subject : Cost of Real Estate Project Real Estate Regularity Authority , Punjab

Project name : Shivam Homes
Registration Number : Applied For

Sr. No.	Particulars	Amount(Rs.)	
		Estimated	Incurred
		Rs. 1,83,16,800/-	Rs. 1,83,16,800/-
1)	Land cost:	(Rs. 1,72,80,000+Rs.10,36,800)	
a)	Acquisition Cost of land lease Premium, Lease rent, interest cost incurred or payable on Land Cost and Legal cost. : (Land Cost as per registry Rs. 1,72,80,000/-)		
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.		
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 fee etc; and : (Registry Expense incurred Rs.10,36,800/-)		



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2) Development Cost/ Cost of Construction Rs. 28,00,000/-

a) (i) Estimated Cost of Construction/Development as certified by Engineer: Rs. 28,00,000/-

[Certified by Pioneer Design Group, #834, TDI City, Sector 117, SAS Nagar]

(ii) Actual Cost of Construction incurred as per the unaudited books of accounts As verified by the CA: Nil

Note: (For adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)

(iii) On- site expenditure for development of Entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant 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.: Nil

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

- b) Payment of taxes , cess, fees , charges, premium, interest etc to any statutory Authority : Nil
- c) Principle sum and interest payable to financial institutions , schedule banks, nonbanking financial institution (NBFC) or money lender on construction funding or money borrowed for construction: Nil

Sub- Total of development Cost : Rs. 28,00,000/-

Total Estimated Cost of the Real Estate Project- **Rs.2,11,16,800/-**

[1(i) + 2(a)(i)] of Estimated Column, and total estimated cost of onsite expense, taxes, cess, fees, etc. and interest payments.

3) Total Cost Incurred of the Real Estate Project [1(i) + 2(a) + 2(b) + 2 (c)] of incurred Column - **Rs. 1,83,16,800/-**

4) % completion of Construction Work Nil
(Certified by Pioneer Design Group, #834, TDI City, Sector 117, SAS Nagar)

5) Proportion of the cost incurred on Land Cost and **86.74%**
Construction Cost to the Total Estimated Cost (3/2 %)



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