

### CHARTERED ACCOUNTANT'S CERTIFICATE

This is hereby certified that, **Aeropolis Infrastructure (P) Ltd.** is taking up the Real Estate Project at Sector 66-A, Mohali, who have entered into the Development Management Contract (DMC) with Sukhm Infrastructures (P) Ltd., who are the licence holders for the said project. The expenditure on the Project till date has been incurred by M/s Sukham Infrastructure Pvt Limited and has been duly accounted for in their books of accounts. The DMC was entered on 17.10.2017.

Developer	Promoter & Licence Holder
AEROPOLIS INFRASTRUCTURE PRIVATE LIMITED (Formerly Yellowstone Infrastructures Private Limited) CIN: U45201CH2007PTC030891	Sukham Infrastructure Pvt Limited Sector 66A, Mohali  CIN: 470100PB2005PTC029238

### Cost of Real Estate Project Real Estate Regulatory Authority, Punjab Registration

Number AF

Sr. No	Particulars	Estimated	Incurred
i	<b>i. Land Cost:</b>		
	a. Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	135 Cr	110 Cr
	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	38 Cr	17 Cr
	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; and	11 Cr	9 Cr



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	<p>ii. <b>Development Cost/ Cost of Construction :</b></p> <p>a. (i) Estimated Cost of Construction as certified by Engineer</p> <p>(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA</p> <p><b>Note :( for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b></p> <p>(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.</p> <p>All costs directly incurred to complete the construction of the entire phase of the project registered.</p> <p>b. Payment of Taxes, cess, fees, charges</p>	<p>Being undertaken N.A. at this stage -do-</p> <p>Being undertaken Approx 45 Crores</p> <p>N.A. at this stage</p>
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Sr. No	Particulars	Amount (Rs.)
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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 ;	-N.A-
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**Sub-Total of Development Cost**

**Approx 45 Crores**

**Total Estimated Cost of the Real Estate Project**

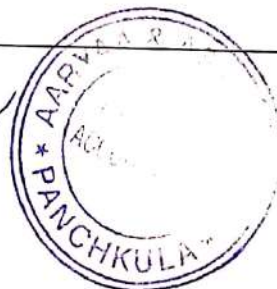
[1(i) + 1(ii)] of Estimated Column	184+45=229 Cr
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**Total Cost Incurred of the Real Estate Project [1(i) +**

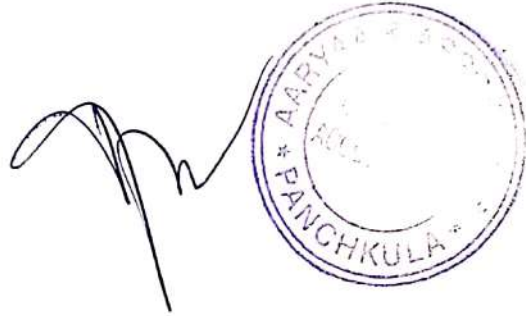
3.	1(ii)] of Incurred Column	45 Cr
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4.	% completion of Construction Work (as per Project Architect's Certificate)	%
		N.A at this stage

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5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)	<u>59.39%</u>
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)	136 Cr.
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	N.A.
8.	Net Amount which can be withdrawn from the	136 Cr.



A handwritten signature in black ink is written over a circular purple stamp. The stamp contains the text "AARYAN PANCHKULA" around the perimeter and "ACCL" in the center.

Sr.  
No.

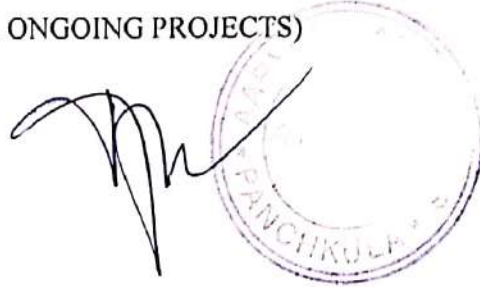
Particulars

Amount

(Rs.)

**ICICI Bank 163805000023 and 163805000022  
Sector 8, Wealth Management Branch, Chandigarh  
Designated Bank Account under this certificate**

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred ) (calculated as per the Form IV )	83 Cr (Towards the development balance cost, balance level area & Govt. fee)
2	Balance amount of receivables from old apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	N.A.  35 Cr. (Receivables from sale of land plots)
3	(i) Balance Unsold area (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 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	Industrial 90,000 sq. metres Commercial :16000 sq. metres Residential: 53600 sq. metres  N.A.  (Commercial - 72Cr. Industrial - 90 Cr Residential - 242.40)
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	35+242.4= 277.4
5	Amount to be deposited in Designated Account – 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	70%     %

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 AARYAA & ASSOCIATES  
CHARTERED ACCOUNTANTS

  
CA. KRISHAN JOSHI  
PARTNER/FCA  
M.NO.



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## Annexure A

Name

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project  
Sold Inventory  
Industrial plotted (80,000 sq. mt. @ 8400/sq.mt. = 64 Cr)  
Residential (11720 sq. mt. @ 13000/ sq.mt)

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
		N.A.			



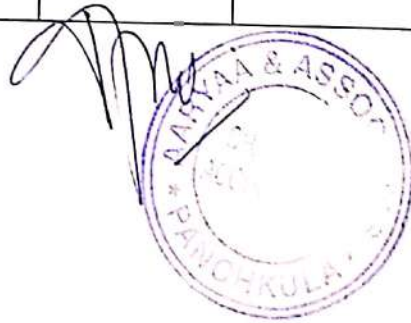
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(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises  
Rs \_\_\_\_\_ per sm.

UNSOLD INVENTORY PLOTTED	Industrial	90,000 sq. mt. @ Rs. 10,000/ per sq. mt.= 90 Cr
	Commercial	16000 sq. mt. @ Rs. 45000/per sq.mt. = 72 Cr
	Residential	53,600 sq. mt. @ Rs. 15000/ per sq. mt. =80.4 Cr
TOTAL		= 242.40

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



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