



JAIN AMIT & CO.

CHARTERED ACCOUNTANTS
Head Office : D-27, 3rd Floor, Dayanand Block, Shakarpur, New Delhi-110092, Tel. : 011-43025038

616.

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

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 Authority, Punjab Registration Number PBRERA-SAS80-PR0367

Sr. No.	Particulars	Amount (Rs. In Lakh)	
		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	21,593.34	21,593.34
	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	10,612.14	10,612.14
	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		
	ii. Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer	6,040.94	
	(ii) Actual Cost of construction incurred		5,437.54

617.

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 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, premiums, interest etc to any statutory Authority.

c. Principal sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;

		7,591.54	6,177.67
		32,856.72	31,602.05
		46,489.20	43,217.26
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	78,694.68	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		75,422.74
4.	% completion of Construction Work (as per Project Architect's Certificate)		%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		95.84%
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		75,422.74
7.	Less: Amount withdrawn till date of this		66,019.31

	certificate as per the Books of Accounts and Bank Statement		
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		

This certificate is being issued for RERA compliance for the Company Unitech Limited 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 Jain Amit & Co.
(Chartered Accountants)



CA Sunil Agrawal
Membership No.527253

Date:06.08.2018

Place: Gurugram