

DEOL & ASSOCIATES

Chartered Accountant

SCO 1132 – 33, 2nd Floor, Cabin No. 21, Sector – 22, Chandigarh

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TO WHOMSOEVER IT MAY CONCERN

As per documents and information produced before us this is to certify that Ms WWICS Estates Private Limited, having its registered office at A. 12 Industrial Area Phase – 6, Mohali is developing colony having Residential & Commercial plots with project name Hill View Estates at H.B. – 352, Village - Karoran, Distt - Mohali, Punjab. As per cost sheet produced before us by management, we certify that the total cost of plots and land development is Rs. 42.66 Cr. The details of number of plots and total area is as under:

Total Area: 49973 sq. yd

Total Salable Area: 26606.22 sq. yd

This certificate is issued on specific request of the customer and the basis of information and relevant documents produced before us.

For Deol & Associates
Chartered Accountants

CA Talvinder Singh
(Partner)
M. No. 510589

Date: 03rd Feb'2020

Place: Chandigarh

UDIN: 20510589AAAAAD5458

FORM-3 [see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project at Hill View Estate, H.B. – 352, Village - Karoran, Nayagaon, Distt - Mohali, Punjab Punjab Registration Number _____

Land Cost : 25.50 Cr

Sr. No.	Particulars	Estimated Amount (Rs.)	Incurred Amount (Rs.)
1(i)(a)	Acquisition Cost of Land	25.00Cr	.67Cr
1(i)(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	N.A	N.a
1(i)(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	.50Cr	.50Cr

ii. Development Cost/ Cost of Construction :

- a. (i) Estimated Cost of Construction as certified by Engineer - 2.96 Cr.
(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA - .76 Cr.

Sr. No.	Particulars	Amount (Rs.)
1(ii) b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	-
1(ii) 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 ;	-



	Sub-Total of Development Cost	-

**Total Estimated Cost of the Real Estate Project
[1(i) + 1(ii)] of Estimated Column**

28.46 Cr.

3. Total Cost Incurred of the Real Estate Project

1.93 Cr

[1(i) +1(ii)] of Incurred Column

**4. % completion of Construction Work
(as per Project Architect's Certificate)**

25.68%

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

6.78/100

**6. Amount Which can be withdrawn from the
Designated Account Total Estimated Cost * Proportion of
cost incurred (Sr. number 2 * Sr. number 5)**

1.93 Cr

**7. Less: Amount withdrawn till date of this certificate as per
the Books of Accounts and Bank Statement**

**(as per Balancesheet
Enclosed)**

8. Net Amount which can be withdrawn from the

-do-

Designated Bank Account under this certificate

This certificate is being issued for RERA compliance for the Company WWICS Estates Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
M/s Deol & associates
(Chartered Accountants)

CA Talvinder Singh
M. No. 510589
(Partner)

Date: 03/02/2020

Place: Chandigarh

UDIN: 20510589AAAAA5458

(ADDITIONAL INFORMATION)

Sr. No.	Particulars	Amount (Rs.)
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)	26.53 Cr.
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	Nil
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	26606.22 sq. yd amounting to Rs. 46.28 Cr.
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	Rs. 46.28Cr
5	Amount to be deposited in Designated Account – 70% or 100%	70%

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

%

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management of the Company.

Yours Faithfully
M/s Deol & associates
(Chartered Accountants)

CA Talvinder Singh
M. No. 510589
(Partner)

Date: 03/02/2020

Place: Chandigarh

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