

BRIJ GUPTA & CO.



Chartered Accountants

Head Office: H. No.:729-A (Basement), Near HUDA Offices, Sector-8, Panchkula – 134109 (Haryana).

Ph.: 0172-4654660, Mob. No.: 98887-68478 E-mail: cagauravgoyal27@gmail.com ; bmg729@yahoo.com

CERT/2020-21/40

UDIN : 20546773AAAADK3540

FORM-3 [see Regulation 3]

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

**Cost of Joy Smart Homes Phase 1, at Plot No.211 to 218 in Block A, sector 85 Wave
Estate, SAS Nagar, Mohali for the Registration of Project :**

Sr. No.	Particulars	Amount (RS)	
		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 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 fees etc; and D. Payment to GMADA for MAP Approvals	5,49,99,600 45,31,967 6,76,000	40,00,000 - 6,76,000
	Sub Total (i)	6,02,07,567	46,76,000
	ii. Development Cost/ Cost of Construction : a. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred 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 ;	12,72,50,000 45,00,000 -	- - -
	Sub Total (ii)	13,17,50,000	-

Our branches:-

1. E-301, Sushma Greens Vista, Dhakoli, Gazipur, SAS Nagar, Punjab – 140603
2. S.C.F. 499, First Floor, Motor Market, Manimajra, Chandigarh (U.T.) – 160101.
3. 102, Lavender Tower, Omaxe Green Valley, Sector-42, Faridabad, Haryana – 121010.
4. Plot No. 54, HSIIDC Industrial Area, Kalka, Haryana – 133302.



2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	19,19,57,567	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		46,76,000
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 %)	2.44%	
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	46,76,000	
7	Less: Amount withdrawn till date of this 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		46,76,000

This certificate is being issued for RERA compliance for the Company [M/s Joy Smart Homes] based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For Brij Gupta & Co.



Name : CA Gaurav Goyal

Partner

Membership Number 546773

FRN : 003070N

Date: 20.08.2020

Place: Zirakpur