

Hitesh Brij & Associates

Chartered Accountants

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 (On Letter Head)

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

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

Sr. no.	Particuler	Estimated	Incurred
1	a. Acquisition Cost of Land lease Premium, lease rent, interest costincurred or payable on Land	9,70,50,000	9,70,50,000
	b. Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any	11,91,06,405	2,76,76,664
	 Amounts payable to State Government or competent authority or anyother statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc. 	77,97,500	77,97,500
2	Development Cost/ Cost of		
	Construction:		
	(i)Estimated Cost of Construction as certified by Engineer	55,81,70,000	
	(The Design Studio Ar. Umesh Sharma CA/201784816		
	Dated:06.10.2020(ii) Actual Cost of construction incurred as		
	per the books of accounts as verified by theCA		
	Note (for adding to total cost of construction incurred,		
	Minimum of (i) or		
	(i) is to beconsidered)		
	(ii) 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 maintenancecosts, consumablesete.		0.00
	 All costs directly incurred to complete the construction of the entire phase of the project registered. 		
	b. Payment of Taxes, cess, fees, charges,		
	C. Principal sum and interest payable financial institutions, scheduled bank, non-banking financial (NBFC) or money lenders on construction funding or money borrowed for construction.		
	Sub Total Development Cost/ Cost	55,81,70,000	W
	of Construction Rs.		

Total Fatimetal Cont. Cal. Disc.		
Project [{1(a) + 1(b)+1(c)}+2] of Estimated Column Total Cost Incurred of the Real Estate Project [{1(a) + 1(b)+1(c)}+2] of Incurred Column	78,21,23,905	13,25,24,164
% completion of Construction Work (as per Project Architect's Certificate)	0%	0%
Proportion of the Cost incurred on Land Cost to the Total Estimated Cost. (1/3)%	28.63 %	28.63%
Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	NIL	NIL
Less: Amount withdrawn till date of this certificate asper the Books of Accounts and BankStatement	NIL	NIL
Net Amount which can be withdrawn from theDesignated Bank Account under this certificate	NIL	NIL
	Estimated Column Total Cost Incurred of the Real Estate Project [{1(a) + 1(b)+1(c)}+2] of Incurred Column % completion of Construction Work (as per Project Architect's Certificate) Proportion of the Cost incurred on Land Cost to the Total Estimated Cost. (1/3)% Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number5) Less: Amount withdrawn till date of this certificate asper the Books of Accounts and BankStatement Net Amount which can be withdrawn from theDesignated Bank Account under	Project [{1(a) + 1(b)+1(c)}+2] of Estimated Column Total Cost Incurred of the Real Estate Project [{1(a) + 1(b)+1(c)}+2] of Incurred Column % completion of Construction Work (as per Project Architect's Certificate) Proportion of the Cost incurred on Land Cost to the Total Estimated Cost. (1/3)% Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number5) Less: Amount withdrawn till date of this certificate asper the Books of Accounts and BankStatement Net Amount which can be withdrawn from theDesignated Bank Account under NIL

This certificate is being issued for RERA compliance for the company (East Avenue Infracon Pvt. Ltd. and his based on the records and documents produce before me and explanations provided to me by the management of the Company.

Signature of Chartered Accountant

Name: CA Hitesh Kumar Bamba Membership Number: 501280 UDIN: 20501280AAAAAP3804

Date: 11 11 2020

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

- Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated 64,95,99,741.00 as per the Form IV)
- Balance amount of receivables from sold apartments as per Annexure A 0.00 to this certificate
 (as certified by Chartered Accountant as verified from the records and books of Accounts)
- (i) Balance Unsold area 38486SqMtr
 (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 byCA) as per Annexure A to this certificate (86,03,36,054.00)
- 4. Estimated receivables of ongoing project. Sum of 2 + 3(ii) =(86,03,36,054.00)
- 5. Amount to be deposited in Designated Account 70% (60,22,35,238.00)or 100% (86,03,36,054.00)

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

This certificate is being issued for RERA compliance for the Company [Promoter'sName] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Signature of Chartered Accountant (Membership Number 501280)

Annexure A

Name
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Unsold Inventory Details:

Sr. No		Each Flat's Carpet Area (sq.mtr.)	No. of Unit s	Total Carpet Area (in sq.mts.) No. of Units x Carpet Area	Unit Considerati on as per Agreement /Letter of Allotment	Rec eive d Am oun t	Balance Receivable
1.	1BHK	32.71	45	1472	7,31,216.00	0	3,29,05853.00
2.	2BHK	67.47	168	11335	15,05,509.00	0	25,33,88,484.00
3.	звнк	89.68	60*	5381	20,04,753.00	0	12,02,89,672.00
4.	3BHK	84.75	152	12882	18,94,545.00	0	
5.	звнк	83.83	45	3772	18,73,979.00	70.	28,79,70,926.00
0	Duplex (Skyvilla)	140.61	22	3093	3,143,269.00	0	8,43,21,249.00 6,91,42,530.00
7.	Shop	32.43	17 "	551	724,957.00	0	1,2317,340.00
	TOTAL		509	38486			860,336,054.00



(Unsold Inventory Valuation)

Sr. No.	No. of Flat	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)	
All Blocks	509	38486	860,336,054.00	

