

## 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

[illegible]

3	Total Estimated Cost of the Real Estate 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
4	% completion of Construction Work (as per Project Architect's Certificate)	0%	0%
5	Proportion of the Cost incurred on Land Cost to the Total Estimated Cost. ( 1/3)%	28.63 %	28.63%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number5)	NIL	NIL
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	NIL	NIL
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	NIL	NIL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)**

1. 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 )
2. 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)
3. (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 by CA)  
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'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



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.	Flat Type	Each Flat's Carpet Area (sq.mtr.)	No. of Units	Total Carpet Area (in sq.mts.) No. of Units x Carpet Area	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1.	1BHK	32.71	45	1472	7,31,216.00	0	3,29,05,853.00
2.	2BHK	67.47	168	11335	15,05,509.00	0	25,33,88,484.00
3.	3BHK	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	28,79,70,926.00
5.	3BHK	83.83	45	3772	18,73,979.00	0	8,43,21,249.00
6.	Duplex (Skyvilla)	140.61	22	3093	3,143,269.00	0	6,91,42,530.00
7.	Shop	32.43	17	551	724,957.00	0	1,23,17,340.00
	<b>TOTAL</b>		<b>509</b>	<b>38486</b>			<b>860,336,054.00</b>



**(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

