

SANGEET KUMAR & ASSOCIATES
CHARTERED ACCOUNTANTS
OFFICE:- SCO 59, TOP FLOOR SECTOR- 32C & D, CHANDIGARH-160031
MOBILE NO. 098146 69496, 9988962942
EMAIL :-skachd32@gmail.com

FORM-3

Chartered Accountant's Certificate

For Registration of Project 'Sushma Empiria' and subsequent withdrawal of money- For Registration of project

Cost of Real estate Project Real Estate Regulatory Authority, Punjab Registration number - A/F

Sr. No.	Particulars	Amount (Rs.) (In Crores)	
		Estimated	Incurred
1	Land Cost :		
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	62.12	62.12
	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	12.00	0.64
	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	-	-
	Sub-Total of Land Costs	74.12	62.76
	Development Cost/ Cost of Construction :		
	(i) Estimated Cost of Construction as certified by Engineer	134.00	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	-
	a. (ii) On-site expenditure for development of entire project excluding cost of construction as per (i), 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.	40.00	-
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory authority.	-	-
	c. Principal sum and interest paid to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	20.00	-
	Sub-Total of Development Cost	194.00	-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	268.12	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	62.76	
4	% completion of Construction work (as per Project Architect's Certificate)	% mentioned as per tower wise	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	23.41%	
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 4)	N/A	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	0	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	N/A	

Designated bank account under this certificate in HDFC Bank is "Suksha Developers Pvt Ltd Master Collection Escrow Account - 57500000313867"

This Certificate is being issued for RERA compliance for company and is based on records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully

For **M/s Sangeet Kumar and Associates**
Chartered Accountant

(Sangeet Kumar Singla)
M.No. 090506
Date: 03.12.2020
Place: Chandigarh
UDIN: 20090506AAAACQ4319



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(Additional Information for Ongoing Project)

Sr. No.	Particulars	Amount in Crores
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)	0
2)	Balance amount of receivables from sold apartments as per annexure A to this certificate (as certified by Management and to be verified by CA from the records and books of accounts)	-
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	0.00
4)	Estimated receivables of ongoing project sum of 2 + 3 (ii)	-
5)	Amount to be deposited in Designated account- 70% or 100%	

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 balance receivables of ongoing project Will be deposited in designated account.

This certificate is being issued for RERA compliance for the company and is based on the records and documents produced before us and explanations provided to us by the management of the company.

Yours Faithfully,

For **M/s Sangeet Kumar and Associates**
Chartered Accountant

(Sangeet Kumar Singla)

M.No. 090506

Date: 03.12.2020

Place: Chandigarh

UDIN: 20090506AAAACQ4319



Annexure A

Name: Statement for calculation of receivables from the sales of the ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mts.)	Unit Consideration as per Agreement/Letter of Allotment (Excluding Taxes)	Received Amount (Excluding Taxes)	Balance Receivable
Not applicable as it is a New Project and is At an Inception stage					

Unsold Inventory Valuation

Ready Recknor Rate as on the date of certificate of the residential/Commercial premises Rs. _____ Per Sm

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Ready Recknoer Rate (ASR)
Not applicable as it is a New Project and is At an Inception stage			

**For M/s Sangeet Kumar and Associates
Chartered Accountant**

(Sangeet Kumar Singla)

M.No. 090506

Date: 03.12.2020

Place: Chandigarh

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