



**FORM 3**  
**CHARTERED ACCOUNTANT'S CERTIFICATE**  
(for Registration of project)

Cost of Real Estate Project **Jubilee Golfvista** at GH-10, Sector 91(JLPL), S.A.S.Nagar, Punjab. RERA Registration No: (for registration of New Project), being developed by M/s Jubilee Infra Planner LLP as on 15/12/2020.

Sr.no.	Particulars	Amount (Rs. in Laacs) as on 15.12.2020	
		Estimated	Incurred
<b>I</b>	<b>i) Land Cost:</b>		
	a) Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	1,500.00	1,100.00
	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;	120.00	-
	<b>Sub Total of Land Cost</b>	<b>1,620.00</b>	<b>1,100.00</b>
	<b>ii) Development Cost/ Cost of Construction:</b>		
	a) i) Estimated Cost of Construction as certified by Engineer	2,781.73	
	ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		0.59
	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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	94.25	0.21
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
	b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	20.00	
	c) Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
	<b>Sub Total of Development Cost</b>	<b>2,895.98</b>	<b>0.80</b>



2	Total Estimated Cost of the Real Estate Project {1(i) + 1(ii)} of Estimated Column	4,515.98
3	Total Cost Incurred of the Real Estate Project {1(i) + 1(ii)} of Incurred Column	1,100.80
4	Percentage (%) completion of Construction Work (as per Project Architect's Certificate)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (3/2%)	24.38%
6	Amount which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Serial no.2 * Serial no.5)	1,100.80
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	-

This certificate is being issued for RERA compliance for M/s **JUBILEE INFRA PLANNER LLP** and is based on the records & documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully

For **MUKESH VISHESH & ASSOCIATES**  
Chartered Accountants



**MUKESH GOYAL**  
FCA, Proprietor  
M.No.: 096887  
UDIN: 20096887AAAAEG3529

Date: 22/12/2020  
Place: Chandigarh

## 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 as per the Form IV)	N/A
2	Balance amount of receivables from Residential and Commercial Plots as per annexure A to this Certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	N/A
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 Residential and Commercial Plots (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	N/A
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	N/A
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.	N/A

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Yours Faithfully

For MUKESH VISHESH & ASSOCIATES  
Chartered Accountants



MUKESH GOYAL

FCA, Proprietor

M.No.: 096887

UDIN: 20096887AAAAEG3529

Date: 22/12/2020

Place: Chandigarh

## ANNEXURE - A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project

### Sold Inventory

S.No.	Plot Type & No.	Plot Area (in Sq.Mts.)	Plot Area (in Sq.Yds.)	Plot Consideration as per Agreement/ Allotment Letter	Received Amount	Balance Receivable	Amt. recd with GST	Received Amount	Balance Receivable
NOT APPLICABLE - NEW PROJECT									

### (Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential & Commercial Plots are given below:

### Unsold Inventory

S.No.	Plot Type & No.	Plot Area (in Sq.Mts.)	Plot Area (in Sq.Yds.)	Plot Consideration as per Agreement/ Allotment Letter	Received Amount	Balance Receivable	Amt. recd with GST	Received Amount	Balance Receivable
NOT APPLICABLE - NEW PROJECT									

