



**Rajiv Goel  
Associates**  
CHARTERED ACCOUNTANTS

SCO 829-824, 1st floor, Sector 22-A,  
Chandigarh, Phone : 0172-4514507

Email : rgaidid@gmail.com  
Web : www.rga.org

**FORM-3 [see Regulation 3]**

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

Cost of Real Estate Project: AFFINITY BELGRAVIA C/O AFFINITY BUILDTECH  
Real Estate Regulatory Authority, Punjab Registration Number: NA, Applied for

**1. i, Land Cost:**

| Sr<br>No. | Particulars   | Estimated Amount as<br>per Developer<br>(In Rs. Lakhs) | Incurred Amount<br>(In Rs. lakhs) |
|-----------|---|--|-----------------------------------|
| a.        | Acquisition Cost of Land lease<br>Premium, lease rent, interest cost<br>incurred or payable on Land Cost and<br>legal cost  | 2917.375   | 2757.37503<br>(Till 30.09.2022)   |
| b.        | Amount of Premium payable to<br>obtain CLU, FAR additional FAR<br>and any other incentive from Local<br>Authority or State Government or<br>any Statutory Authority   | 1845.00  | 45.678621<br>(Till 30.09.2022)    |
| c.        | Amounts payable to State<br>Government or competent authority<br>or any other statutory authority of the<br>State or Central Government,<br>towards stamp duty, transfer charges,<br>registration fees etc; and | 2297.4450  | 2162.4450<br>(Till 30.09.2022)    |
|           | <b>TOTAL</b>  | <b>4992.1195</b>                                       | <b>3430.4057</b>                  |

UDIN: 22549569BBVWKY3950



**Ambala Office :**  
179, Bank Road, Ambala Cantt  
Telefax : +91 - 171 - 4003607

**Delhi Office :**  
T-1, 3rd Floor, 4772-73,  
Bharat Ram Road, 23, Darya Ganj,  
New Delhi, Phone : 011-23230071

ii. Development Cost/ Cost of Construction :

| Sr No. | Particulars   | Estimated Amount as per Developer (In Rs. Lakhs)<br>(As per Form-2) | Incurred Amount (In Rs. Lakhs) |
|--------|---|---|--------------------------------|
| i      | Estimated Cost of Construction as certified by Engineer   | 48000   | ---                            |
| ii     | Actual Cost of construction incurred as per the books of accounts as verified by the CA   | -----   | Nil                            |
|        | <b>Note : ( for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>  |   |                                |
| 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. | 1200  | 16.60<br>(Till 30.09.2022)     |



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|   |   |   |  |
|---|---|---|--|
|   | b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.  | Nil   | Nil<br>(Other than Income tax dues and GST dues under respective acts) |
|   | c. Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ; | 100   | 7.17<br>(Till 30.09.2022)  |
|   | <b>SUB TOTAL OF DEVELOPMENT COST</b>  | 49300   | 23.77  |
| 2 | Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column  | 54292.1195                                    |  |
| 3 | Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column   | 3454.1757                                     |  |
| 4 | % completion of Construction Work<br>(as per Project Architect's Certificate)   | 0%<br>(As per form-1)                         |  |
| 5 | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)  | 6.36%   |  |
| 6 | Amount Which can be withdrawn from the Designated Account<br>Total Estimated Cost *<br>Proportion of cost incurred<br>( Sr. number 2 * Sr. number 5)  | 3452.98                                       |  |
| 7 | Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement  | NA as Designated bank account not yet opened. |  |

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|   |   |  |  |
|---|---|--|--|
| 8 | Net Amount which can be withdrawn from the Designated Bank Account under this certificate | NA as Designated bank account not yet opened |  |
|---|---|--|--|

Designated Bank Account under this certificate-NA as Designated account not yet opened

This certificate is being issued for RERA compliance for AFFINITY BELGRAVIA C/O AFFINITY BUILDTECH and is based on the records and documents produced before me and explanations provided to me by the management of the firm.. The figures relating to estimated cost of land have been entirely estimated by the developer and we do not vouch for the correctness or accuracy of such forecast. Similarly, figures relating to estimated cost of construction have been considered on basis of certificate of Chartered Engineer produced before us and we are neither authorized nor equipped to make such estimate. The estimate of on site expenditure, taxes and interest payments have also been done by the developer only and we do not vouch for the correctness or accuracy of such forecast. As per SAE 3400 published by the ICAI, we are only authorized to test the assumptions used by the developer while preparing the forecasts and we have performed such procedures.

The figures relating to actual cost incurred have been considered on basis of unaudited figures as per books of accounts till 30.09.2022 produced before us. We have neither subjected the books of accounts of the firm to audit and neither tested the same for their correctness and accuracy.



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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)-NA AS PROJECT IS  
NOT ONGOING AS OF DATE

- |  |    |
|--|----|
| 1. Estimated Balance Cost to Complete the Real Estate Project<br>(Difference of Total Estimated Project cost less Cost incurred )<br>(calculated as per the Form IV )  | NA |
| 2. Balance amount of receivables from sold apartments as per<br>Annexure A to this certificate<br>(as certified by Chartered Accountant as verified from the records<br>and books of Accounts)   | NA |
| 3. (i) Balance Unsold area<br>(to be certified by Management and to be verified by CA from the<br>records and books of accounts)   | NA |
| (ii) Estimated amount of sales proceeds in respect of unsold<br>apartments (calculated as per ASR multiplied to unsold area as on<br>the date of certificate, to be calculated and certified by CA)<br>as per Annexure A to this certificate | NA |
| 4. Estimated receivables of ongoing project. Sum of 2 + 3(ii)  | NA |
| 5. Amount to be deposited in Designated Account -- 70% or 100%   | NA |

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

%



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Yours Faithfully

Signature of Chartered Accountant (Membership Number 549569)



Name: Dhruv Goel

Partner

Rajiv Goel and Associates Chartered Accountants

Date: 03.11.2022

Place: Chandigarh

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