

# U.K. GOENKA & CO.

Chartered Accountants



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Daryaganj, New Delhi-110002  
Phone : 23267743, 23253343

Ref. No. ....

Date .....

## CHARTERED ACCOUNTANTS CERTIFICATE

| Name of the Project         | FORTEASIA THE GRAND   |                               |                               |
|-----------------------------|---|-------------------------------|-------------------------------|
| HRERA registration number   | HRERA-PKL-JJR-69-2018   |                               |                               |
| Name of promoter company    | TRUE VILLAS DEVELOPERS PVT. LTD.  |                               |                               |
| Cost of real estate project | From 01/10/2019 To 31/12/2019   |                               |                               |
| S. No.                      | Particulars   | Amount (in Lacs)              |                               |
|                             |   | Estimated Cost<br>(Column-A)  | Incurred & Paid<br>(Column-B) |
| 1                           | Land Cost:  |                               |                               |
|                             | (A)<br>I) Acquisition cost of land or development rights or COD<br>II) Interest cost incurred or payable on land Cost and<br>III) Legal Cost  | 166.17                        | -                             |
|                             | (B) Amount of premium payable to obtain development rights, FSI, Additional FSI   | -                             | -                             |
|                             | (C) Amounts payable to state government or competent authority or any other statutory authority to the state or central government towards stamp duty, transfer charges, registration fees etc.   | -                             | -                             |
|                             | SUB TOTAL OF LAND COST  | 166.17                        | -                             |
| 2                           | Development cost/cost of construction:  | Amount (in Lacs)              |                               |
|                             |   | Estimated Cost<br>(Column -A) | Incurred & Paid<br>(Column-B) |
|                             | (A)<br>I) Estimated cost of construction as certified by engineer<br>II) Actual cost of construction incurred and paid as the books of accounts as verified by the CA<br>Note: (for adding to total cost of construction incurred, minimum of (I) or (II) is to be considered | 88.00                         | 277.46                        |



|   |   |                                 |        |
|---|---|---------------------------------|--------|
|   | III) On site expenditure for development of entire project excluding cost of construction as per I) or II) above , i.e., salaries, consultant's 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. | 48.76                           | 20.89  |
|   | (B) Payment of taxes , cess, fees, charges, premiums, interest etc. to any statutory authority.   | -                               | -      |
|   | (C ) Interest payable to financial institutions , scheduled banks, non banking financial institution (NBFC) or money lenders on construction finding or money borrowed construction:  | -                               | -      |
|   | (D) EDC/IDC   | -                               | -      |
|   | Sub-total of Development cost   | 136.76                          | 298.35 |
| 3 | Total estimated cost of the real estate project (1+2) of estimated column-A   | 302.93                          |        |
| 4 | Total cost incurred and paid of the real estate project (1+2) of incurred and paid column-B   | 298.35                          |        |
| 5 | Percentage of completion of construction work (as per project architect's certificate on completion of project) %   | -                               |        |
| 6 | Proportion of the cost incurred and paid on land cost and construction cost to the total estimated cost   | (S. No. 4 /S. No. 3 )<br>98.48% |        |
| 7 | Amount which can be withdrawn from the designated account. Total estimated cost * proportion of cost incurred and paid.   | (S. No. 3 * S. No.6 )<br>298.32 |        |
| 8 | Less: Amount withdrawn till dated of this certificate as per the books of accounts and bank statement   | 44.37                           |        |
| 9 | Net amount which can be withdrawn from the designated bank account under this certificate.  | 253.95                          |        |



**Details of RERA Account:**

|   |             |                          |
|---|-------------|--------------------------|
| 1 | Bank Name   | Axis Bank                |
| 2 | Branch Name | Malviya Nagar, New Delhi |
| 3 | Account No. | 918020051949770          |
| 4 | IFSC Code   | UTIB0000206              |

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the company and Project name- "FORTEASIA THE GRAND" and is based on the records and documents produced before me and explanations provided to me by the management of the company. It is based on the verifications of books of accounts and other related documents.

Further to above, based upon our examination of books of accounts and related records, there is no default in repayment of debt obligations on promoter and all payments has been made on due dates (non compliance, if any to be reported). All statutory approvals as applicable on promoter are also valid on date.

**FOR U.K GOENKA & CO.  
CHARTERED ACCOUNTANTS**



**(CA. SURENDER KUMAR CHOUDHARY)**

PARTNER

M. No. 095091

FRN NO. 010549N

DATED: 18.09.2020

PLACE: FARIDABAD

UDIN: 20095091AAAAALG2005