



SANJAY GUPTA, FCA
CHARTERED ACCOUNTANTS

SANJAY V GUPTA & ASSOCIATES

WZ-1003, IInd Floor, Rani Bagh, Delhi-34
Phone : 011-47050175, 011-40450800
Mobile : +91-99114-33045, 9911662021
E-mail : svguptassociates@yahoo.co.in
Website : www.lawbirdconsultingllp.com

Name of the project	ZEPHYR AT THE WESTERLIES
HARERA registration number	To be applied
Name of promoter company	Experion Developers Pvt. Ltd.
Cost of real estate project	Rs.1781.48 Lacs

Sr. No.	Particulars	Amount (in Lacs)	
		Estimated (Colum - A)	Incurred & Paid (Colum - B)
1.	Land Cost:		
	(A) (i) Acquisition cost of land or development rights, or COD (ii) interest cost incurred or payable on land cost and (iii) legal cost	214.63	214.63
	(B) Amount of premium payable to obtain development rights, FSI, additional FSI,	Nil	Nil
	(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.	Included in Land Cost	Included in Land Cost
	Sub-Total of LAND COST	214.63	



2.	Development cost/cost of construction:	Amount (in Lacs)	
		Estimated (Colum - A)	Incurred & Paid (Colum -B)
(A)	(i) Estimated cost of construction as certified by engineer (Column - A)	1250.00	Nil
	(ii) Actual cost of construction incurred and paid as per the books of accounts as verified by the CA (Column - B) 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 (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.	Included in construction cost	Nil
	(B) Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.	73.50	72.08
	(C) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	168.00	Nil
	(D) EDC/ IDC	75.34	75.34
	Sub-Total of development cost	1566.85	362.06
3.	Total estimated cost of the real estate project (1+ 2) of estimated column -A		1781.48



4.	Total cost incurred and paid of the real estate project(1 + 2) of incurred and paid column – B	362.06
5.	Percentage of completion of construction work (as per project architect's certificate on completion of project) _____ %	0 %
6.	Proportion of the cost incurred and paid on land cost and construction cost to the total estimated cost.	20.32%
7.	Amount which can be withdrawn from the designated account. Total estimated cost x proportion of cost incurred and paid	362.06
8.	Less: amount withdrawn till date of this certificate as per the books of accounts and bank statement	NIL
9	Net amount which can be withdrawn from the designated bank account under this certificate	362.06

Details of RERA account:

1.	Bank name	Application send to bank and it is under process
2.	Branch name	Application send to bank and it is under process
3.	Account no.	Application send to bank and it is under process
4.	IFSC code	Application send to bank and it is under process
5.	Opening balance (as on 30.11.2019)	NIL



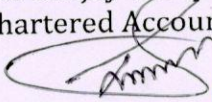
6.	Deposits during the period	NIL
7.	Withdrawals during the period	NIL
8.	Closing balance (as on 30.11.2019)	NIL

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the company (Promoter's Name Experion Developers Pvt.Ltd and Project Name ZEPHYR AT THE WESTERLIES) 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 verification of books of accounts and other related documents till 30.11.2019.

Further to above, based upon our examination of books of accounts and related records, there is no default in repayment of debt obligations on part of promoter and all payments to lenders 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.

Yours Faithfully,

For Sanjay V Gupta & Associates
Chartered Accountants




Sanjay Gupta, FCA
Proprietor

(M. No-500613)

Date:14.12.2019

UDIN No. 19500613AAABBM2070

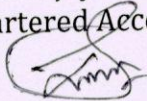
ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1.	Estimated balance cost to complete the real estate project	1419.42
2.	Balance amount of receivables from booked apartments as per annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	NIL
3.	(i) Balance unsold inventory to be certified by management and to be verified by ca from the records and books of accounts	28Units comprising of 2984.18 Sq. Mtrs. (Area of exclusive balcony/ verandah of 577.64 SqMtr is not included in above)
	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per annexure-A to this certificate.	3500.02
4.	Estimated receivables of ongoing project.	3500.02
5.	Amount to be deposited in designated bank 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.	2450.02

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Yours Faithfully,
For Sanjay V Gupta & Associates
Chartered Accountants



Sanjay Gupta, FCA
Proprietor
(M. No-500613)
Date:13.12.2019



Annexure-A

Statement for calculation of receivables from the sales of the ongoing real estate project:

Booked Inventory

1. In case of plotted colony:

Sr. no.	Block no.	Plot type	Plot size	Rate per sq. mtrs.	Unit amount consideration as per agreement (as per clause 1(b) of the model form of agreement to be entered between promoter and allottee(s))/letter of allotment	Received amount	Balance amount
1.	NIL	NIL	NIL	NIL	NIL	NIL	NIL
2.							

2. In case of Independent Floors

Sr. no.	Tower no.	Type of apartment	Net carpet area	Rate per sq. ft.	Unit amount consideration as per agreement (as per clause 1(b) of the model form of agreement to be entered between promoter and	Received amount	Balance amount



					allottee(s))/letter of allotment		
1.	NIL	NIL	NIL	NIL	NIL	NIL	NIL
2.							

3. In case of commercial colony -NA

Sr. no.	Commercial block/ tower no.	Type of shop	Shop size	Rate per sq. ft.	Unit amount consideration as per agreement (as per clause 1(b) of the model form of agreement to be entered between promoter and allottee(s))/letter of allotment	Received amount	Balance amount
1.	NA	NA	NA	NA	NA	NA	NA
2.							



Unsold inventory

Valuation of the Independent Floors Rs.1,17,285 per sq. mtrs.(Area of exclusive balcony /verandah has not been considered while calculating per sq.mtr cost)

Sr.No.	Block /Type/Bungalow/ Category	Flat / Bungalow / Office /Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony /verandah (Sq.Mts.)	Estimated Amount of Sale Proceeds
1	D2-19	GF	105.14	20.63	1,25,00,083
2	D2-19	FF	105.14	20.63	1,25,00,083
3	D2-19	SF	105.14	20.63	1,25,00,083
4	D2-19	TF	105.14	20.63	1,25,00,083
5	D2-20	GF	106.72	20.63	1,25,00,083
6	D2-20	FF	106.72	20.63	1,25,00,083
7	D2-20	SF	106.72	20.63	1,25,00,083
8	D2-20	TF	106.72	20.63	1,25,00,083
9	D2-22	GF	106.72	20.63	1,25,00,083
10	D2-22	FF	106.72	20.63	1,25,00,083
11	D2-22	SF	106.72	20.63	1,25,00,083
12	D2-22	TF	106.72	20.63	1,25,00,083
13	D2-23	GF	106.72	20.63	1,25,00,083
14	D2-23	FF	106.72	20.63	1,25,00,083



15	D2-23	SF	106.72	20.63	1,25,00,083
16	D2-23	TF	106.72	20.63	1,25,00,083
17	D2-24	GF	106.72	20.63	1,25,00,083
18	D2-24	FF	106.72	20.63	1,25,00,083
19	D2-24	SF	106.72	20.63	1,25,00,083
20	D2-24	TF	106.72	20.63	1,25,00,083
21	D2-25	GF	107.31	20.63	1,25,00,083
22	D2-25	FF	107.31	20.63	1,25,00,083
23	D2-25	SF	107.31	20.63	1,25,00,083
24	D2-25	TF	107.31	20.63	1,25,00,083
25	D2-26	GF	106.72	20.63	1,25,00,083
26	D2-26	FF	106.72	20.63	1,25,00,083
27	D2-26	SF	106.72	20.63	1,25,00,083
28	D2-26	TF	106.72	20.63	1,25,00,083

