

**CHARTERED ACCOUNTANTS CERTIFICATE  
 (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Name of the project	83, Avenue
HARERA registration number	
Name of promoter company	Venetian LDF Projects LLP
Cost of real estate project	₹ 15725.25 Lac

Sr. No.	Particulars	Amount (Rs. In Lacs)	
		Estimated (Colum - A)	Incurred & Paid (Colum - B)
1.	<b>Land Cost:</b>		
	<b>(A)</b> (i) Acquisition cost of land or development rights, or COD (ii) interest cost incurred or payable on land cost and (iii) legal cost	875	875
	<b>(B)</b> Amount of premium payable to obtain development rights, FSI, additional FSI,	0	0
	<b>(C)</b> 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.	0	0
	<b>Sub-Total of LAND COST</b>	875 Lac	
2.	<b>Development cost/cost of construction:</b>	Amount (Rs. In Lacs)	
		Estimated (Colum - A)	Incurred & Paid (Colum - B)



	(A)		
	(i) Estimated cost of construction as certified by engineer (Column - A)	13347.95	5339.18
	(ii) Actual cost of construction incurred and paid as per the books of accounts as verified by the CA (Column - B)	-	4838.96
	<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, 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.		
	(B) Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.	14.54	14.07
	(C) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:		
	(D) EDC/ IDC	1487.76	820.94
	<b>Sub-Total of development cost</b>	14850.25	5673.98
3.	Total estimated cost of the real estate project (1+ 2) of estimated column -A		15725.25
4.	Total cost incurred and paid of the real estate project(1 + 2) of incurred and paid column - B		6548.98
5.	Percentage of completion of construction work (as per project architect's certificate on 03-10-2018)		40%



6.	Proportion of the cost incurred and paid on land cost and construction cost to the total estimated cost.  (Sr. No. 4/3)	41.65%
7.	Amount which can be withdrawn from the designated account. Total estimated cost x proportion of cost incurred and paid  (Sr. number 3 x Sr. number 6)	6548.98
8.	Less: total amount withdrawn till date of this certificate as per the books of accounts and bank statement	5255.51
9	Net amount which can be withdrawn from the designated bank account under this certificate	1293.47

**Details of RERA account:**

1.	Bank name	<b>State Bank of India</b>
2.	Branch name	<b>SHFB Gurugram</b>
3.	Account no.	<b>37007189881</b>
4.	IFSC code	<b>SBIN0004402</b>
5.	Opening balance (as on 14.07.2017(account opening date))	<b>Rs.50,000.00</b>
6.	Deposits during the period	<b>Rs.22,06,25,100.00</b>
7.	Withdrawals during the period	<b>Rs.20,50,23,356.37</b>
8.	Closing balance (as on _26.10.2018)	<b>Rs.1,56,51,743.63</b>

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the company (Promoter's Name Venetian LDF Projects LLP and Project Name \_83 Avenue) 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 26/10/18.



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.

Our work was performed solely to assist you in meeting your responsibilities. This certificate is specifically issued for registration of project 83, Avenue and subsequent withdrawal of money. It may be noted that in carrying on our work we relied on the information provided to us for the purpose of such certification and other than reviewing such information, We have not sought to carry out an independent verification.

Accordingly, we do not accept or assume any liability or duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

This certificate is not intended for general circulation or publication and is not to be reproduced or used for any purpose without our prior written consent, other than for the purpose stated above.

It is further notified that the certificate has been issued at the request of M/s Venetian LDF Projects LLP without any risk and responsibility attached on our part in any respect.

Yours Faithfully,

**AJSH & Co LLP**

**Chartered Accountants**

**Firm Registration No: 021893N/N500033**



**Mehak Taneja**

**Partner**

**Membership No. 529941**

**Date: - 26-10-2018**