



Roan

**TO WHOMSOEVER IT MAY CONCERN**

On the basis of information and documents produced before us, we certify that M/s. **Bright Buildtech Pvt. Ltd.** having its registered office at **D-35, Anand Vihar, Delhi 110092** is developing a project "**Ace Palm Floors**" earlier named as "**Woodview Residences**" situated at Sector 89-90, Gurgaon. The Company has projected a total cost of Rs.468.54 Crores to be incurred including the cost already incurred for the development and delivery of plotted development and the infrastructure development of the project during the projected development period till December,2021. The total estimated cost of project development including EDC & IDC, Interest cost and other charges is projected as Rs. 468.54Crores (Four Hundred Sixty Eight Crores and Fifty Four Lakh only) as detailed in the enclosed annexure to this certificate .

We further certify the means of financing of the above said project cost by means of Share Capital, Non-Convertible Debentures, Borrowings from Yes Bank, Unsecured Loans from Corporates and balance from Sale Proceed of Project. The detail of same is shown in the annexure attached with this certificate.

This certificate has been issued on specific request of the Company based on documents produced and information & explanations provided to us.

For Abhishek Raja & Associates  
Chartered Accountants  
FRN: 021630N



Abhishek Raja  
Partner  
M. No. 506930  
Certificate (UDIN) Number: 21506930AAAAEO5286

Date: 04-Feb-2021  
Place: New Delhi

Enc: Detailed Annexure of Project Cost and Means of Finance .

<b>BRIGHT BUILDTECH PRIVATE LIMITED</b>	
<b>CIN NO- U45201DL2006PTC146221</b>	
<b>PROJECT COST AND MEANS OF FINANCE</b>	
<b>FOR THE DEVELOPMENT OF A PROJECT IN SECTOR 89-90 GURGAON HARYANA</b>	
<b>Particulars</b>	<b>Amount (Rs. in Lakhs)</b>
<b>A. PROJECT COST</b>	
<b>PROJECT COST</b>	
Land Cost	
Value of Land	7,600
Stamp Duty on 76 Cr Land	228
Stamp Duty on Land Mortgage	375
Other registration expenses	25
Registration fees on Oriss agreement	399
Stamp duty for exchange on plots	154
	8,780
Construction Cost Plots Development	389
Infrastructure Development Works	4,449
EDC Charges	4,268
IDC Charges	1,164
Administrative Expenses	<b>826</b>
DM Fees	4,929
Finance Cost	11,407
Other Cost( EDC Interest Etc)	10,642
<b>TOTAL</b>	<b>46,854</b>
<b>B. MEANS OF FINANCE</b>	
Share Capital	1,001
Long Term Borrowings	
Non Convertible Debentures	25,000
Less: Redemption Reserve in Kotak Bank	4,499
Less: Investment in LCGPL etc.	13,001
	7,500
Borrowing from Yes Bank incl Const Funding	8,790
Unsecured Loans from Corporates	18,919
Sales Proceeds of Project (Balancing Figure)	10,644
<b>TOTAL</b>	<b>46,854</b>

**Note:**

The above Means of Finance have been prepared by Company as per the requirement of ongoing Project at Sector 89-90 ,Gurgaon on the basis of cost already incurred and to be incurred in future for development of the project .

**For and on behalf of  
Bright Buildtech Private Limited**

Naveen  
Director  
DIN: 08210603  
Place: Delhi  
Date: 04/02/2021



Algo

ABHISHEK RAJA  
M No 506530  
UDIN: 21506930  
AAAAE05286