



SANJAY GUPTA, FCA
CHARTERED ACCOUNTANTS

SANJAY V GUPTA & ASSOCIATES

WZ-1003, IInd Floor, Rani Bagh, Delhi-34

Phone : 011-47050175, 011-69999267

Mobile : +91-99114-33045, 9911662021

E-mail : svguptassociates@yahoo.co.in

Website : www.lawbirdconsultingllp.com

CHARTERED ACCOUNTANTS CERTIFICATE

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

Name of the project	Westerlies Phase 3
HARERA registration number	To be applied
Name of promoter company	Experion Developers Pvt. Ltd.
Cost of real estate project	Rs. 4188 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	2216	2216
	(ii) interest cost incurred or payable on land cost and		
	(iii) legal cost		
	(B) Amount of premium payable to obtain development rights, FSI, additional FSI,	0	0
	(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.	0	0
	Sub-Total of LAND COST	2216	2216



2.	Development cost/cost of construction:	Amount (in Lacs)	
		Estimated (Column - A)	Incurred & Paid (Column -B)
(A)			
(i)	Estimated cost of construction as certified by engineer (Column - A)	490	
(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)		392
(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.	67	57
(B)	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.	341	341
(C)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	63	63
(D)	EDC/IDC	1011	801
	Sub-Total of development cost	1972	1654
3.	Total estimated cost of the real estate project (1+ 2) of estimated column -A {Rs. In Lacs}		4188



4.	Total cost incurred and paid of the real estate project(1 + 2) of incurred and paid column - B (Rs. In Lacs)	3870
5.	Percentage of completion of construction work (as per project architect's certificate on completion of project) _____ %	80 %
6.	Proportion of the cost incurred and paid on land cost and construction cost to the total estimated cost.	92 %
7.	Amount which can be withdrawn from the designated account. Total estimated cost x proportion of cost incurred and paid (Rs. In Lacs)	3870
8.	Less: amount withdrawn till date of this certificate as per the books of accounts and bank statement (Rs. In Lacs)	NIL
9.	Net amount which can be withdrawn from the designated bank account under this certificate (Rs. In Lacs)	3870

Details of RERA account:

1.	Bank name	State Bank of India
2.	Branch name	State Bank of India, JawaharVyaparBhawan 1, Toistoy Marg, New Delhi- 110001
3.	Account no.	33408826587
4.	IFSC code	SBIN0004803
5.	Opening balance*(Rs. In Lacs)	NIL



6.	Deposits during the period(Rs. In Lacs)	NIL
7.	Withdrawals during the period(Rs. In Lacs)	NIL
8.	Closing balance (as on 31.12.2018)*(Rs. In Lacs)	NIL

**Considering the current RERA application as the account is for complete project*

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the company (Promoter's Name - Experion Developers Private Limited) and Project Name - Westerlies Phase 3) 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 (date) 31.12.2018.

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,

Name and Signature of Chartered Accountant with Stamp

For Sanjay V Gupta & Associates

Proprietor

(Membership Number 500613)



ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1.	Estimated balance cost to complete the real estate project (Rs. In Lacs)	318
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) (Rs. In Lacs)	NIL
3.	(i) Balance unsold inventory to be certified by management and to be verified by ca from the records and books of accounts	48 Plots comprising of 21689 Sq. yards. (i.e 18135 Sq. Mtr) Further, 26 Plots comprising of 7319 Sq. yards (i.e 6120 Sq.

		Mtr.) under partner share (i.e Sophia Construction Limited) under collaboration agreement	
	(ii)	Estimated amount of sales proceeds in respect of unsold inventory as per annexure-A to this certificate. (Rs. In Lacs)	12400
4.		Estimated receivables of ongoing project. (Rs. In Lacs)	12400
5.		<p>Amount to be deposited in designated bank account – 70% or 100% (Rs. In Lacs)</p> <p>If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account.</p> <p>If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.</p>	8680

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the company (Promoter's Name – Experion Developers Private Limited) and Project Name – Westerlies Phase 3) 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 (date) 31.12.2018.

Name and signature of chartered accountant with stamp

For Sanjay V Gupta & Associates

proprietor

(Membership number-500613)



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. In case of group housing colony

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 allottee(s))/letter of allotment	Received amount	Balance amount
1.		Not Applicable					



3. In case of commercial colony

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.		Not Applicable					

Unsold inventory

Valuation of the residential plotted premises Rs. 68375 per sq. mtrs.

Sr.No.	Block /Type/Bungalow/ Category	Flat / Bungalow / Office /Plot No.	Carpet Area (in Sq. Mts.)	Area exclusive of balcony /verandah (Sq.Mts.)	Estimated Amount of Sale Proceeds	Status
1	C1	11	9	Nil	354	Unsold
2	C1	12	10	Nil	282	Unsold
3	C1	14	12	Nil	281	Unsold
4	C1	15	13	Nil	281	Unsold
5	C1	16	13	Nil	259	Unsold
6	C1	27	23	Nil	438	Unsold
7	C1	28	23	Nil	438	Unsold
8	C1	29	24	Nil	437	Unsold



9	F1	1	1	Nil	298	Unsold
10	F1	2	2	Nil	281	Unsold
11	F1	3	3	Nil	281	Unsold
12	F1	4	3	Nil	281	Unsold
13	F1	5	4	Nil	281	Unsold
14	F1	6	5	Nil	281	Unsold
15	F1	7	6	Nil	281	Unsold
16	F1	8	7	Nil	281	Unsold
17	F1	9	8	Nil	281	Unsold
18	F1	10	8	Nil	281	Unsold
19	F1	11	9	Nil	281	Unsold
20	F1	12	10	Nil	281	Unsold
21	F1	14	12	Nil	281	Unsold
22	F2	1	1	Nil	262	Unsold
23	F2	2	2	Nil	262	Unsold
24	F2	3	3	Nil	262	Unsold
25	F2	4	3	Nil	264	Unsold
26	F2	5	4	Nil	234	Unsold
27	F2	6	5	Nil	234	Unsold
28	F2	7	6	Nil	234	Unsold



29	F2	8	7	Nil	234	Unsold
30	F2	9	8	Nil	234	Unsold
31	F2	10	8	Nil	234	Unsold
32	F2	11	9	Nil	234	Unsold
33	F3	1	1	Nil	224	Unsold
34	F3	2	2	Nil	224	Unsold
35	F3	3	3	Nil	224	Unsold
36	F3	4	3	Nil	224	Unsold
37	F3	5	4	Nil	231	Unsold
38	F4	1	1	Nil	232	Unsold
39	F4	2	2	Nil	158	Unsold
40	F4	3	3	Nil	158	Unsold
41	F4	4	3	Nil	158	Unsold
42	F4	5	4	Nil		Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
43	F4	6	5	Nil		Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
44	F4	7	6	Nil		Partner Share (i.e Sophia Construction Ltd.)



						under Collaboration Agreement
45	F4	8	7	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
46	F4	9	8	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
47	F4	10	8	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
48	F4	11	9	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
49	F4	12	10	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
50	F4	14	12	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
51	F4	15	13	Nil	-	Partner Share (i.e Sophia



						Construction Ltd.) under Collaboration Agreement
52	F4	16	13	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
53	F4	17	14	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
54	F4	18	15	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
55	F4	19	16	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
56	F4	20	17	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
57	F4	21	18	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
58	F4	22	18	Nil	-	Partner Share



						(i.e.Sophia Construction Ltd.) under Collaboration Agreement
59	F4	23	19	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
60	F4	24	20	Nil	158	Unsold
61	F4	25	21	Nil	158	Unsold
62	F4	26	22	Nil	158	Unsold
63	F4	27	23	Nil	158	Unsold
64	F5	4	3	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
65	F5	5	4	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
66	F5	6	5	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
67	F5	7	6	Nil	224	Unsold
68	F5	8	7	Nil	293	Unsold



69	F5	9	8	Nil	283	Unsold
70	F5	10	8	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
71	F5	11	9	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
72	F5	12	10	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
73	F5	14	12	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement
74	F5	15	13	Nil	-	Partner Share (i.e Sophia Construction Ltd.) under Collaboration Agreement

