

**S. K.G AND ASSOCIATES**

Chartered Accountants

4630/18-B, 2nd Floor, Ansari Road, Darya Ganj, New Delhi-110002 Delhi

Phone : 9312267411, 011-23281303, E-Mail : skgassociatesmailus@gmail.com

FORM-3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR WITHDRAWAL OF MONEY)			
Project Name		10.5875 Acre Affordable Plotted Colony, Sector 22D, Rohtak	
RERA Registration Number			
		Amount	
Sr. No.	Particulars	Estimated	Incurred
1 (i)	Land Cost :		
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	20,00,00,000	20,00,00,000
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	1,25,60,063	1,25,60,063
c.	Acquisition cost of TDR (if any)		-
d.	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; and	-	-
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		-
f.	EDC/IDC	3,29,77,500 *	55,98,000 *
	Sub-Total of LAND COST up to 30-Jan-2022	24,55,37,563	21,81,58,063
1 (ii)	Development Cost/ Cost of Construction:		
a.(i)	Estimated Cost of Construction as certified by Engineer	5,29,00,000	-
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	-
(iii)	On-site expenditure for development of entire project		-
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		-
c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	4,82,53,852	2,82,23,148 ***
	Sub-Total of Development Cost/ Construction Cost upto 30-June-2021	10,11,53,852	2,82,23,148
2	Total Estimated Cost of the Real Estate Project	34,66,91,415	
	{[1(i) + 1(ii)] of Estimated Column}		

3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		24,63,81,211
4	Proportion of the Cost incurred on Land Cost to the Total Estimated Land Cost.		88.85%
5	Proportion of the Cost incurred on Construction Cost to the Total Estimated Construction Cost.		0.00%
6	Amount Which can be withdrawn from the Designated Account [Total Estimated land Cost * Proportion of land cost incurred + Total Estimated Construction Cost* Proportion of Construction Cost]		21,81,58,063
	Amount collected from the allottees from inception till 30 Jan 22		
	Amount already withdrawn from the particular account till the 30 Jan 22		-
	70 % of Amount withdrawn from the particular account till 30 Jan 22		-
	30% of Amount withdrawn from the particular account till the 30 Jan 22		-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the “ CNR Leading Softek Private Limited ” and is based on the records and documents produce before me and explanations provided to me by the management of the Company.		21,81,58,063
** Bank Guaranty *** Incurred up to 31/03/2021 *As given by company not verified.			

**For S. K.G AND ASSOCIATES
Chartered Accountants**

**Sunil Gupta
(Partner)
M. No. : 084525
FRN : 0005963N**

**Date: 04/03/2022
Place: New Delhi
UDIN: 22084525AEDPOP4090**