

FORM— 3
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR THE PURPOSE OF REGISTRATION OF A PROJECT)

UDIN: 23513861BGXUQC3703

 Information as on 20th August, 2023

RERA Project No. RERA-PKL-1311-2023

 Date: 20th August, 2023

Subject: Certificate of amount incurred at the commercial site located (Block-D) in Export Complex, G.T. Road, Panipat, Haryana admeasuring **1728** sq.mt. area, being developed by M/s Ceremony Homes Private Limited under the supervision of its Director, **Sh. Mukesh Gulati**, responsible for the operation and management of the aforesaid Commercial Site.

Cost of land & on site construction of Real Estate Project (All figures in Rs Lakh)

S. No.	Particulars	Total Cost Estimated	Amount incurred (Actual out-flow) up to now
1	<u>LandCost</u>		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	1116	1116
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;		
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	87.30	0
	(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 (if not included in (a) above);.		
	SUB TOTAL LAND COST Rs	1203.30	1116
2	<u>Project Clearance Fees</u>		
	(a) Fees paid to RERA	0.69	0.69
	(b) Fees paid to T&CP Dept.	0	0
	(c) Other Cost Including EDC, IDC & Taxes	1.31	1.31
	(d) Consultant/Architect Fees (directly attributable to project)	50	0
	(e) Cess Paid to Labour Department	22.32	0
	SUB TOTAL FEES PAID Rs.	74.32	2

S. No.	Particulars	Total Cost Estimated (in Lakh)	Amount incurred (Actual out-flow) up to
	<u>Cost of Development / Cost of construction</u>		
3	(i) Estimated cost of construction	2297	0
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA	0	0
	(iii) On site expenditure for development of entire project Payment of fees, charges, premium, Interest etc to any statutory authority Principal sum and Interest payable to Financial Institution, Scheduled Banks, non-banking financial NBFC or money lenders or construction funding or money borrowed for construction.	565	0
	SUBTOTAL DEVELOPMENT COST Rs	2862	0
4	Total Estimated cost of the Real estate Project [1+2+3] of Estimated column	4139.62	
5	Total cost incurred of the Real estate Project [1+2+3] of Incurred column	1118	
6	Proportion of cost incurred on Land cost to the total estimated cost	100%	
7	Proportion of cost incurred on construction cost to the total estimated construction cost	27%	
8	Amount collected from the allottees from inception till date 19 th August, 2023	0.00	
9	70% of amount received to be deposited in a separate account	0.00	
10	Amount already withdrawn from particular account till date 19 th August, 2023	0.00	
9	Balance available in Designated A/c.	0.00	

This certificate is being issued on specific request of **M/s Ceremony Homes Private Limited** for RERA compliance. The certification is based on the information and records produced before us and is true to the best of my knowledge and belief and information in Form REP-I-C-X (for RERA Registration) is correct as per the books of accounts & Balance Sheet of the applicant.

Date: 20-08-2023

Place: Panipat

For M/s RAHEJA & CO.
Chartered Accountants



CA. JATIN RAHEJA
Partner
MRN: 513861