

DLF Home Developers Limited
 1st Floor, DLF Gateway Tower,
 R Block, DLF City, Phase III,
 Gurugram, Haryana -122002

Dear Sir

Form-3				
Certificate-(FOR REGISTRATION OF A PROJECT)				
Estimated Cost of the Proposed Project - The Valley Orchard at Village Bhagwanpur, Sector-2,3, Pinjore Kalka Urban Complex, Distt. Panchkula having land Area 15.83 Acre towards Group Housing project being developed by DLF Homes Panchkula Pvt. Limited				
Sr. No.	Particulars		Amount (Rs. in Cr)	
			Estimated	Incurred till 30 Sept 2023
1.	i. Land Cost			
	a.	Acquisition proportionate land Cost including cost of Development Rights, lease rent, interest cost incurred/ capitalized or payable on Land Cost and legal & other ancillary cost including approval cost, if any.	116	116
	b.	Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority		
	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; and		
	Sub-Total of Land & approval Cost		116	116
	ii. Development Cost/ Cost of Construction:			
	a.	(i) Estimated Cost of Construction as certified by Engineer (#)	NA	NA
		(ii) Actual Cost of construction incurred as per the books of accounts		
		Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered) (#)	NA	NA
		(iii) On-site expenditure for development of including infrastructure cost All costs directly estimated / incurred to complete the project registered, as estimated by the Company	557	4

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;	-	
	Sub-Total of Development Cost	557	4
	Total Estimated Cost of the Project [1(i) + 1(ii)] of Estimated Column	673	Nil
2	Total Cost Incurred of the Project [1(i) + 1(ii)] of Incurred Column		120
3	% completion of Construction Work (as per Project Architect's Certificate	NA(#)	NA(#)
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	17.83%	
5.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	120	
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	Nil	
7	Net Amount which can be withdrawn from the Designated Account	120	
# NA means Not Available			
Notes:			
1. Project cost estimates are taken as approved by the management being technical matter.			
2. This certificate is being issued for RERA compliance for the Company M/s DLF Homes Panchkula P Limited and is based on the records and documents produced and explanations provided to us, based on the future plans of the Company.			
3. In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.			

For H D SACHDEVA & ASSOCIATES
Chartered Accountants



(Harsh Deep Sachdeva)

Proprietor

M. No. 090181

UDIN NO. 23090181BGXQFX7075

Date : 04 November 2023