

**CERTIFICATE**

We hereby certify that the financial information provided by the Promoter / Applicant Splendor Landbase Ltd. having its Registered Office at Unit No.501-511, 5<sup>th</sup> Floor, Splendor Forum, Plot No. 3, Jasola District Centre, New Delhi – 110025, in FORM REP – 1 – C-X in respect of **Phase - 2** of the Group Housing Project being developed by it in the name and style “**Splendor Grande**” at Sector-19, Panipat, Haryana is correct as per books of accounts / Balance Sheet of the Applicant as at 31.03.2024 and the detailed financial information as required by RERA is enclosed herewith as Annexure A, B & C.

**Disclaimer:** -


- a) In no circumstances, we shall be liable for any loss of damages, of whatsoever nature arising from the information/material required to our work being withheld or concealed from us or misrepresented to us by the company, directors, employees or agents or any other person;
- b) We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate; and
- c) Our certificate is based on the information/documents to the extent furnished to us. We have relied on the information/documents furnished to us by the company/officials of the Company.

This certificate has been issued at the request of the Company.

New Delhi, 17.07.2024  
UDIN: 24092256BKBYR6291



**For Vijay Raj & Co.**  
**Chartered Accountants**  
(Firm Registration No.: 012900N)

  
**Vijay Kumar Sharma**  
Proprietor  
(Membership No. 092256)

Date: 17.07.2024

Promoter Name: Splendor Landbase Limited

Project Name: Splendor Grande Phase 2

Site Location: Sector-19, Panipat, Haryana

**INFORMATION REQUIRED FOR RERA REGISTRATION**

(Rs. In Lakhs)

Sr. No.	Particulars	Cost Incurred till 31.03.2024	Cost to be Incurred	Total Estimated Cost of the Project
1	Cost of the Land (As per Annexure A enclosed)	1097.42	-	1097.42
2	Estimated cost of construction of apartments (As per Annexure B enclosed)	1343.37	14898.00	16241.37
3	Estimated cost of Infrastructures & other structures (As per Annexure C enclosed)	480.57	1094.00	1574.57
4	Other Costs including EDC, Taxes, Levies (As per Annexure A enclosed)	2866.57	2763.26	5629.83
	<b>TOTAL</b>	<b>5787.94</b>	<b>18755.26</b>	<b>24543.19</b>

For Splendor Landbase Limited



(Narendra Bhatia)  
Authorised Representative



Certified by Chartered Accountant

**ANNEXURE - A**  
**CERTIFICATE**

Date: 17.07.2024

Promoter Name: Splendor Landbase Limited  
Project Name: Splendor Grande Phase 2  
Site Location: Sector-19, Panipat, Haryana

**INFORMATION REQUIRED FOR RERA REGISTRATION**

(Rs. In Lakhs)

Sr. No.	Particulars	Cost Incurred till 31.03.2024	Cost to be Incurred	Total Estimated Cost of the Project
1	Cost of the Land (As per sale Registration Deed)	1097.42	-	1097.42
2	Other Costs including EDC, Taxes, Levies	2866.57	2763.26	5629.83
	<b>TOTAL</b>	<b>3963.99</b>	<b>2763.26</b>	<b>6727.25</b>

The above figures are certified on the basis of books of accounts of the Company and as per the title deeds/registration deeds of land produced before us for our verification.

For Splendor Landbase Limited

(Narendra Bhatia)  
Authorised Representative



Certified by Chartered Accountant

**ANNEXURE – B(i)**

Date: 17.07.2024

Promoter Name: Splendor Landbase Limited  
Project Name: Splendor Grande Phase 2  
Site Location: Sector-19, Panipat, Haryana

**INFORMATION REQUIRED FOR RERA REGISTRATION**

Sr. No.	Particulars	Cost Incurred till 30.03.2024	Cost to be Incurred	Total Estimated Cost of the Project
1	Estimated cost of Construction of Apartments	1343.37	14898.00	16241.37

**1. Estimated Cost of construction of Apartments based on work:**

Sr. No.	Work Description	Estimated Cost Amount (Rs. In Lakhs)
1	RCC framed structure	6090.00
2	Services & MEP	2900.00
3	Finishing work	3635.00
4	GST	2273.00
	<b>TOTAL</b>	<b>14898.00</b>

**2. Estimated Cost of construction of Apartments to be incurred in each quarter:**

Bifurcation of estimated expenditure in quarters upto the date of completion is attached separately as Annexure -B(ii)

Year	Quarter	Estimated Cost Amount (Rs. In Lakhs)
2024-2025	July-September	413.00
	October-December	472.00
	January-March	472.00
2025-2026	April-June	826.00
	July-September	826.00
	October-December	856.00
2026-2027	January-March	856.00
	April-June	885.00
	July-September	944.00
2027-2028	October-December	944.00
	January-March	974.00
	April-June	974.00
2028-2029	July-September	1003.00
	October-December	1033.00
	January-March	1033.00
2029-2030	April-June	844.00
	July-September	531.00
	October-December	531.00
	January-March	266.00
2029-2030	April-June	218.00
	<b>TOTAL</b>	<b>14898.00</b>

For Splendor Landbase Limited

(Narendra Bhatia)  
Authorised Representative



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**ANNEXURE - B(ii)**

**SPLENDOR GRANDE - PHASE 2, PANIPAT**  
**Financial Progress of Apartment - Phase 2**

(Rs. In Lakhs)

Sr. No.	Work Description	2024-25				2025-26				2026-27				Total
		April - June	July - Sep	Oct - Dec	Jan - Mar	April - June	July - Sep	Oct - Dec	Jan - Mar	April - June	July - Sep	Oct - Dec	Jan - Mar	
1	Rcc framed structure	-	350.00	350.00	350.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4250.00
2	Services & MEP	-	-	50.00	50.00	125.00	125.00	150.00	150.00	150.00	200.00	200.00	200.00	1400.00
3	Finishing work	-	-	-	-	175.00	175.00	175.00	175.00	200.00	200.00	200.00	225.00	1525.00
4	GST	-	63.00	72.00	72.00	126.00	126.00	130.50	130.50	135.00	144.00	144.00	148.50	1291.50
	<b>Total (A)</b>	-	<b>413.00</b>	<b>472.00</b>	<b>472.00</b>	<b>826.00</b>	<b>826.00</b>	<b>856.00</b>	<b>855.50</b>	<b>885.00</b>	<b>944.00</b>	<b>944.00</b>	<b>973.50</b>	<b>8466.50</b>

(Rs. In Lakhs)

Sr. No.	Work Description	2027-28				2028-29				2029-30				Total
		April - June	July - Sep	Oct - Dec	Jan - Mar	April - June	July - Sep	Oct - Dec	Jan - Mar	April - June	July - Sep	Oct - Dec	Jan - Mar	
1	Rcc framed structure	400.00	400.00	400.00	400.00	240.00	-	-	-	-	-	-	-	1840.00
2	Services & MEP	200.00	225.00	225.00	225.00	225.00	200.00	200.00	-	-	-	-	-	1500.00
3	Finishing work	225.00	225.00	250.00	250.00	250.00	250.00	250.00	225.00	185.00	-	-	-	2110.00
4	GST	148.50	153.00	157.50	157.50	128.70	81.00	81.00	40.50	33.30	-	-	-	981.00
	<b>Total (B)</b>	<b>973.50</b>	<b>1003.00</b>	<b>1032.50</b>	<b>1032.50</b>	<b>843.70</b>	<b>531.00</b>	<b>531.00</b>	<b>265.50</b>	<b>218.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6431.00</b>

<b>Grand Total (A) + (B)</b>	<b>14898.00</b>
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For Splendor Landbase Limited



(Narendra Bhatia)  
Authorised Representative



Certified by Chartered Accountant

**ANNEXURE – C(i)**

Date: 17.07.2024

Promoter Name: Splendor Landbase Limited  
Project Name: Splendor Grande Phase 2  
Site Location: Sector-19, Panipat, Haryana

**INFORMATION REQUIRED FOR RERA REGISTRATION**

(Rs. In Lakhs)				
Sr. No.	Particulars	Cost Incurred till 31.03.2024	Cost to be Incurred	Total Estimated Cost of the Project
1	Estimated cost of Infrastructures & other structures	480.57	1094.00	1574.57

1. Estimated Cost of Infrastructures & other structures based on services and facilities which will be provided inside the project area:

Name of the Facility	Estimated Cost Amount (Rs. In Lakhs)
Internal Roads & pavements	116.00
Water supply system	43.00
Sewerage & Strom Water	89.00
Sewage treatment & Garbage disposal	95.00
Electricity supply	485.00
Street lighting	21.00
Security & fire fighting	21.00
Playground Parks & green area	57.00
GST	167.00
<b>TOTAL</b>	<b>1094.00</b>

2. Estimated Cost of Infrastructures & other structures to be incurred in each quarter:  
Bifurcation of estimated expenditure in quarters upto the date of completion is attached separately as Annexure -C(ii)

Year	Quarter	Estimated Cost Amount (Rs. In Lakhs)
2025-2026	July-September	18.00
	October-December	18.00
	January-March	18.00
2026-2027	April-June	57.00
	July-September	60.00
	October-December	51.00
2027-2028	January-March	136.00
	April-June	89.00
	July-September	100.00
2028-2029	October-December	94.00
	January-March	83.00
	April-June	72.00
2029-2030	July-September	94.00
	October-December	85.00
	January-March	71.00
	April-June	50.00
	<b>TOTAL</b>	<b>1094.00</b>

For Splendor Landbase Limited



(Narendra Bhatia)  
Authorised Representative



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**ANNEXURE - C(ii)**

**SPLENDOR GRANDE - PHASE 2, PANIPAT  
Financial Progress of Infrastructure - Phase 2**

(Rs. In Lakhs)

Sr. No.	Description	2025-26				2026-27				2027-28				Total
		April - June	July - Sep	Oct - Dec	Jan - Mar	April - June	July - Sep	Oct - Dec	Jan - Mar	April - June	July - Sep	Oct - Dec	Jan - Mar	
1	Internal Roads & pavements	-	-	-	-	-	-	-	25.00	25.00	25.00	20.00	10.00	105.00
2	Water supply system	-	-	-	-	10.00	12.00	11.00	10.00	-	-	-	-	43.00
3	Sewerage & Strom Water	-	-	-	-	23.00	24.00	22.00	20.00	-	-	-	-	89.00
4	Sewage treatment & Garbage disposal	-	15.00	15.00	15.00	15.00	15.00	10.00	10.00	-	-	-	-	95.00
5	Electricity supply	-	-	-	-	-	-	-	50.00	50.00	60.00	60.00	60.00	280.00
6	Street lighting	-	-	-	-	-	-	-	-	-	-	-	-	0.00
7	Security & fire fighting	-	-	-	-	-	-	-	-	-	-	-	-	0.00
8	Play Ground Parks & green area	-	-	-	-	-	-	-	-	-	-	-	-	0.00
9	GST	-	3.00	3.00	3.00	9.00	9.00	8.00	21.00	14.00	15.00	14.00	13.00	112.00
	<b>TOTAL (A)</b>	<b>0.00</b>	<b>18.00</b>	<b>18.00</b>	<b>18.00</b>	<b>57.00</b>	<b>60.00</b>	<b>51.00</b>	<b>136.00</b>	<b>89.00</b>	<b>100.00</b>	<b>94.00</b>	<b>83.00</b>	<b>723.00</b>

(Rs. In Lakhs)

Sr. No.	Description	2028-29				2029-30				2030-31				Total
		April - June	July - Sep	Oct - Dec	Jan - Mar	April - June	July - Sep	Oct - Dec	Jan - Mar	April - June	July - Sep	Oct - Dec	Jan - Mar	
1	Internal Roads &	11.00	-	-	-	-	-	-	-	-	-	-	-	11.00
2	Water supply system	-	-	-	-	-	-	-	-	-	-	-	-	0.00
3	Sewerage & Strom Water	-	-	-	-	-	-	-	-	-	-	-	-	0.00
4	Sewage treatment & Garbage disposal	-	-	-	-	-	-	-	-	-	-	-	-	0.00
5	Electricity supply	50.00	40.00	40.00	40.00	35.00	-	-	-	-	-	-	-	205.00
6	Street lighting	-	10.00	6.00	5.00	-	-	-	-	-	-	-	-	21.00
7	Security & fire fighting	-	10.00	6.00	5.00	-	-	-	-	-	-	-	-	21.00
8	Play Ground Parks & green area	-	20.00	20.00	10.00	7.00	-	-	-	-	-	-	-	57.00
9	GST	11.00	14.00	13.00	11.00	8.00	-	-	-	-	-	-	-	57.00
	<b>TOTAL (B)</b>	<b>72.00</b>	<b>94.00</b>	<b>85.00</b>	<b>71.00</b>	<b>50.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>371.00</b>

<b>Grand Total (A) + (B)</b>	<b>1094.00</b>
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