

Form-3				
<u>Chartered Accountant's Certificate</u>				
(FOR REGISTRATION OF A PROJECT)				
Estimate Cost of the Proposed Project “The Valley Central” at Village Bhagwanpur, Sector-2,3 Pinjore Kalka Urban Complex, Distt. Panchkula having Built Up Area 4396 Sq Mtr (vide License no 11 of 2010)towards Commercial Builtup of 8 Plots to be developed by DLF Homes Panchkula Pvt. Limited				
Sr. No.	Particulars		Amount (Rs. in Cr)	
			Estimated	Incurred
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.	6.15	5.65
	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;-		
	Sub-Total of Land & approval Cost		6.15	5.65
	ii. Development Cost/ Cost of Construction:			
	a.	(i) Estimated Cost of Construction as certified by Engineer creative Consultant on July 25 2024	24.1	NIL
		(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 entire project including infrastructure cost All costs directly estimated / incurred to complete the construction of the entire phase of the project registered.	24.1	NA

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	24.1	-
	Total Estimated Cost of the Project [1(i) + 1(ii)] of Estimated Column	30.25	
2	Total Cost Incurred of the Project [1(i) + 1(ii)] of Incurred Column		5.65
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 %)	19%	
5.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of costincurred (Sr. number 2 * Sr. number 4)	5.65	
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	0	
7	Net Amount which can be withdrawn from the Designated Account	5.65	
# 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

Date : August 3, 2024

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