



**SANJAY GUPTA, FCA**  
CHARTERED ACCOUNTANTS

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TO WHOM SO EVER IT MAY CONCERN

**(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Name of the project	The Heartsong, Sector-108, Gurgaon, Haryana
HARERA registration number	
Name of promoter company	Experion Developers Pvt. Ltd.
Cost of real estate project (Rs. In Lacs)	2960

Sr. No.	Particulars	Amount (Rs. In Lacs)	
		Estimated (Colum - A)	Incurred & Paid (Colum - B)
1.	<b>Land Cost:</b>		
	(A) (i) Acquisition cost of land or development rights, or COD (ii) interest cost incurred or payable on land cost and (iii) legal cost	280	280
	(B) Amount of premium payable to obtain development rights, FSI, additional FSI,	NIL	NIL
	(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.	NIL	NIL



	<b>Sub-Total of LAND COST</b>	280	280
2.	<b>Development cost/cost of construction:</b>	Amount (Rs. In Lacs)	
		Estimated (Column - A)	Incurred & Paid (Column -B)
	(A)	2096	1838
	(i) Estimated cost of construction as certified by engineer (Column - A)		
	(ii) Actual cost of construction incurred and paid as per the books of accounts as verified by the CA (Column - B)		
	<b>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)</b>		
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		
	(B) Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.	---	---
	(C) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	327	327
	(D) EDC/ IDC	257	257
	<b>Sub-Total of development cost</b>	2680	2422



3.	Total estimated cost of the real estate project (1 + 2) of estimated column -A	2960
4.	Total cost incurred and paid of the real estate project (1 + 2) of incurred and paid column - B	2702
5.	Percentage of completion of construction work (as per project architect's certificate on completion of project) _____ %	100%
6.	Proportion of the cost incurred and paid on land cost and construction cost to the total estimated cost.	91.28%
7.	Amount which can be withdrawn from the designated account. Total estimated cost x proportion of cost incurred and paid	2702
8.	Less: amount withdrawn till date of this certificate as per the books of accounts and bank statement	138.60
9	Net amount which can be withdrawn from the designated bank account under this certificate	2563.40

**Details of RERA account:**

1.	Bank name	Punjab National Bank
2.	Branch name	Large Corp Br., Tolstoy House, Tolstoy Marg, New Delhi-110001
3.	Account no.	2164002100011116




4.	IFSC code	PUNB0216400
5.	Opening balance (as on 01.07.2017 )*	NIL
6.	Deposits during the period (Rs. In Lacs)	46.24
7.	Withdrawals during the period (Rs. In Lacs)	46.24
8.	Closing balance (as on 31.12.18 )*	NIL

\*Considering the current RERA application as the account is for complete project.

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the company (Promoter's Name Experion Developers Pvt. Ltd. and Project Name The Heartsong) and is based on the records and documents produced before me and explanations provided to me by the management of the company; It is based on the verification of books of accounts and other related documents till 31.12.18.

Further to above, based upon our examination of books of accounts and related records, there is no default in repayment of debt obligations on part of promoter and all payments to lenders has been made on due dates (non-compliance, if any to be reported). All statutory approvals as applicable on promoter are also valid on date.

Yours Faithfully

  
For Sanjay V Gupta & Associates

Chartered Accountants

Proprietor

(Membership Number 500613)



#### ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1.	Estimated balance cost to complete the real estate project (Rs. In Lacs)	258
2.	Balance amount of receivables from booked apartments as per annexure-A to this certificate (as certified by chartered accountant based upon verification of books of	2

accounts)(Rs. In Lacs)		
3.	(i) Balance unsold inventory to be certified by management and to be verified by ca from the records and books of accounts	50 Units having Carpet Area 4450.65 Sq mtr
	(ii) Estimated amount of sales proceeds in respect of unsold inventory as per annexure-A to this certificate. (Rs. In Lacs)	5168
4.	Estimated receivables of ongoing project. (Rs. In Lacs)	5170
5.	Amount to be deposited in designated bank account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account. (Rs. In Lacs)	3619

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the company (Promoter's name Experion Developers Pvt.Ltd. and project name The Heartsong) and is based on the records and documents produced before me and explanations provided to me by the management of the company; It is based on the verification of books of accounts and other related documents till 31.12.18.

Yours Faithfully,



For Sanjay V Gupta & Associates

Chartered Accountants

Proprietor

(Membership Number 500613)



### Annexure-A

Statement for calculation of receivables from the sales of the ongoing real estate project:

### Booked Inventory

**1. In case of plotted colony**

Sr. no.	Block no.	Plot type	Plot size	Rate per sq. mtrs.	Unit amount consideration as per agreement (as per clause 1(b) of the model form of agreement to be entered between promoter and allottee(s))/letter of allotment	Received amount	Balance amount
1.	NA	NA	NA	NA	NA	NA	NA
2.	NA	NA	NA	NA	NA	NA	NA

**2. In case of group housing colony**

Rs. In Lacs

Sr. no.	Tower no.	Type of apartment	Net carpet area (in Sq. Mtr.)	Rate per sq. ft.	Unit amount consideration as per agreement (as per clause 1(b) of the model form of agreement to be entered between promoter and	Received amount	Balance amount



					allottee(s))/letter of allotment		
1.	C1	1106	68.23	14413	106	106	-
2.	C1	1404	67	13048	94	92	2

3. In case of commercial colony

Rs. In Laacs

Sr. no.	Commercial block/ tower no.	Type of shop	Shop size	Rate per sq. ft.	Unit amount consideration as per agreement (as per clause 1(b) of the model form of agreement to be entered between promoter and allottee(s))/letter of allotment	Received amount	Balance amount
1.	NA	NA	NA	NA	NA	NA	NA
2.	NA	NA	NA	NA	NA	NA	NA

Unsold inventory

Valuation of the residential premises RS. 1,16,000/- per sq. mtrs.



Sr.No.	Block /Type /Bungalow/ Category	Flat / Bungalow / Office /Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony /verandah (Sq.Mts.)	Estimated Amount of Sale Proceeds (Rs. In Lacs)
1	B	B7/1401	106.00	17.20	123.29
2	B	B7/1402	106.00	17.20	123.29
3	B	B7/1403	106.00	17.20	123.29
4	B	B7/1404	106.00	17.20	123.29
5	B	B7/1501	106.00	17.20	123.29
6	B	B7/1502	106.00	17.20	123.29
7	B	B7/1503	106.00	17.20	123.29
8	B	B7/1504	106.00	17.20	123.29
9	B	B8/1101	106.00	17.20	123.29
10	B	B8/1102	106.00	17.20	123.29
11	B	B8/1103	106.00	17.20	123.29
12	B	B8/1104	106.00	17.20	123.29
13	B	B8/1201	106.00	17.20	123.29
14	B	B8/1202	106.00	17.20	123.29
15	B	B8/1203	106.00	17.20	123.29
16	B	B8/1204	106.00	17.20	123.29
17	B	B8/1401	106.00	17.20	123.29
18	B	B8/1402	106.00	17.20	123.29





19	B	B8/1403	106.00	17.20	123.29
20	B	B8/1404	106.00	17.20	123.29
21	B	B8/1501	106.00	17.20	123.29
22	B	B8/1502	106.00	17.20	123.29
23	B	B8/1503	106.00	17.20	123.29
24	B	B8/1504	106.00	17.20	123.29
25	B	B9/1501	106.00	17.20	123.29
26	B	B9/1502	106.00	17.20	123.29
27	B	B9/1503	106.00	17.20	123.29
28	B	B9/1504	106.00	17.20	123.29
29	C	C1/1101	68.23	10.37	78.65
30	C	C1/1102	67.00	10.63	77.69
31	C	C1/1103	67.00	10.63	77.69
32	C	C1/1104	67.00	10.63	77.69
33	C	C1/1105	67.00	10.63	77.69
34	C	C1/1201	68.23	10.37	78.65
35	C	C1/1202	67.00	10.63	77.69
36	C	C1/1203	67.00	10.63	77.69
37	C	C1/1204	67.00	10.63	77.69
38	C	C1/1205	67.00	10.63	77.69
39	C	C1/1206	68.23	10.37	78.65
40	C	C1/1401	68.23	10.37	78.65



41	C	C1/1402	67.00	10.63	77.69
42	C	C1/1403	67.00	10.63	77.69
43	C	C1/1405	67.00	10.63	77.69
44	C	C1/1406	68.23	10.37	78.65
45	C	C1/1501	68.23	10.37	78.65
46	C	C1/1502	67.00	10.63	77.69
47	C	C1/1503	67.00	10.63	77.69
48	C	C1/1504	67.00	10.63	77.69
49	C	C1/1505	67.00	10.63	77.69
50	C	C1/1506	68.23	10.37	78.65

