



Praveen Om Jain & Co.

Chartered Accountants

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FORM— 3

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

(UDIN): 19503734AAAAAD9483

Information as on 31st MARCH, 2019

RERA Project No

Date: 14th May, 2019

Subject: Certificate of amount incurred on **Shubhangan** for Construction of Residential Plotted colony situated at Village Nizampur, Sector- 40, Panipat. Haryana admeasuring 38371.40 sq.mt. area, being developed by **Sunbreeze Builders & Developers Private Limited.**

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	2	3	4
1	LandCost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (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; (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);	602.40	602.40
	SUB TOTAL LAND COST Rs	602.40	602.40



2	Project Clearance Fees		
	(a) Fees paid to RERA	4.37	4.37
	(b) Fees paid to T&CP Dept.	145.64	145.64
	(c) Other Cost Including EDC, IDC & Taxes	1034.09	1034.09
	(d) Consultant/Architect Fees (directly attributable to project)	24.26	6.61
	(e) Cess Paid to Labour Department	25.76	25.76
	SUB TOTAL FEES PAID Rs	1234.12	1216.47
S. No.	Particulars	Total Cost Estimated (in Lakh)	Amount incurred (Actual out-flow) up to now
1	2	3	4
	Cost of Development / Cost of construction		
3	a) (i) Estimated cost of construction	1551.74	
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA		691.74
	(iii) On site expenditure for development of entire project		
	b) Payment of fees, charges, premium, Interest etc to any statutory authority	853.16	
	c) 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.		540.31
	SUBTOTAL DEVELOPMENT COST Rs	2404.90	1232.05
4	Total Estimated cost of the Real estate Project [1+2+3] of Estimated column		4241.42
5	Total cost incurred of the Real estate Project [1+2+3] of Incurred column		3050.92
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		44.58%
8	Amount collected from the allottees from inception till date 31 st March, 2019		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 31 st March, 2019		0.00
9	Balance available in Designated A/c.		0.00



This certificate is being issued on specific request of **M/s Sunbreeze Builders & Developers Private Limited** for RERA compliance. The certification is based on the information and records produced before me 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.

For **PRAVEEN OM JAIN & CO.**
CHARTERED ACCOUNTANTS
F.R.N. 019993N

PRAVEEN JAIN
PROPRIETOR
M.No. 503734



Place : New Delhi
Date : 04.05.2019