



Praveen Om Jain & Co.

Chartered Accountants

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FORM— 3

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

Information as on 31st January, 2026

RERA Temp Id: RERA-PKL-1971-2026

Date: 23-02-2026

Subject: Certificate of amount incurred on **Shubhangan 2** for Construction of Residential Plotted colony situated at Village Nizampur, Sector- 40, Panipat. Haryana admeasuring **8292.95** 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	<u>Land Cost</u> (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; Note: Cost of Land includes cost of work in progress which was demolished for the migration (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	1503.08	1503.08
	SUB TOTAL LAND COST Rs	1503.08	1503.08
2	<u>Project Clearance Fees</u> (a) Fees paid to RERA (b) Fees paid to T&CP Dept. (c) Other Cost Including EDC, IDC & Taxes (d) Consultant/Architect Fees (directly attributable to project) (e) Cess Paid to Labour Department	0.98 1.08 194.34 12.98 -	0.98 1.08 194.34 11.10 -



	SUB TOTAL FEES PAID Rs	209.38	207.50
S. No.	Particulars	Total Cost Estimated (in Lakh)	Amount incurred (Actual out-flow) up to now
1	2	3	4
	<u>Cost of Development / Cost of construction</u>		
3	a) (i) Estimated cost of construction (ii) Actual cost of construction incurred as per the books of accounts as verified by the CA (iii) On site expenditure for development of entire project	208.85	211.83
	b) Payment of fees, charges, premium, Interest etc to any statutory authority	-	-
	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.	270.00	-
	SUBTOTAL DEVELOPMENT COST Rs	478.85	211.83
4	Total Estimated cost of the Real estate Project [1+2+3] of Estimated column		2191.31
5	Total cost incurred of the Real estate Project [1+2+3] of Incurred column		1922.41
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 $(211.83+207.50)/(478.85+209.38)*100$		60.93%
8	Amount collected from the allottees from inception till date 31 st January,2026		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 January,2026		0.00
9	Balance available in Designated A/c. (as on 31.01.2026)		0.00

This certificate is issued for submission to the H-RERA Authorities Panchkula. This certificate should not be used by any other person or for any other purpose without our prior written consent. Accordingly, we do not accept or assume any liability or duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior written consent in writing.

For PRAVEEN OM JAIN & CO
CHARTERED ACCOUNTANTS
FRN.019993N

PRAVEEN KUMAR
PROPRIETOR
(M.No.503734)



FOR SUNBREEZE BUILDERS AND
DEVELOPERS PVT. LTD.

ANIL WADHWA
DIRECTOR
DIN: 02519059



Date: 25-02-2026
Place: New Delhi
UDIN: 26503734GWCEGO4379