

FORM-3

CHARTERED ACCOUNTANTS CERTIFICATE

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

Cost of Real Estate Project Pyramid Pride situated at Sector-76, Gurugram, Haryana RERA Registration Number 26 of 2019 dated 24-05-2019

Project Name: PYRAMID INFRA TECH PRIVATE LIMITED situated on the Land admeasuring 5.00 Acres in Sector-76, Kherki Daula, Gurgaon vide Licence No. 26 of 2019

Sr. No.	Particulars	Amount (In Rs.)	
		Estimated Column - A	Incurred & Paid Column - B
1	i Land Cost:		
a	Acquisition Cost of land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	6140,56,000	893,12,500
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		
c	Acquisition cost of TDR (if any)		
d	Amount 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.		
e	Land Premium payable as per annual statement of rules (ASR) for redevelopment of land owned by Public Authorities		
f	Under Rehabilitation Scheme:		
i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (In Column-A)		
ii	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by CA (In Column-B) Note: (for total cost of construction Incurred, Minimum (i) or (ii) is to be considered.		
iii	Cost towards clearance of land of all or any encumbrance including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.		
iv	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of Land Cost	6140,56,000	893,12,500
ii	Development Cost/Cost of Construction		
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	8837,50,273	
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants 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	1230,27,173	
b	Payment of Taxes, cess, fees, charges, premium, interest etc. to any Statutory Authority	900,00,000	158,05,405
c	Interest payable to financial Institutions, scheduled banks, non-banking financial Institution (NBFC) or money lenders on construction funding or money borrowed for	-	-
	Sub-Total of Development Cost	10967,77,446	158,05,405
2	Total Estimated Cost of the Real Estate Project 1 (i) + (ii) of Estimated Column-A	17108,33,446	1051,17,905
3	Total Cost Incurred and Paid of the Real Estate Project 1(i)+(ii) of Incurred Column-B		
4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	100%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)		6%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5) :		1051,17,905
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		748,54,369
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		302,63,536

This certificate is being issued for RERA compliance for the Company PYRAMID INFRA TECH PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Signature of Chartered Accountant
For Pratap Rastogi & Associates
FRNo. 508922C

Ramchandra Prasad Sah
Partner
M. No. - 513132
UDIN : 19513132AAAA8299



Effective Date of Certificate : 22.11.2019

Date: 22/11/2019
Place: Gurugram