



**CHARTERED ACCOUNTANTS CERTIFICATE**

| <b>Name of the Project</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ATFL-Herman City <b>C BLOCK</b>   |                                |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------|
| <b>HRERA registration number</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | HRERA-PKL-AMB-36-2018             |                                |
| <b>Name of promoter company</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Herman Properties Private Limited |                                |
| <b>Cost of real estate project</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | As on 31/12/2022                  |                                |
| Sr.<br>No.                         | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Amount ( in Lacs )                |                                |
|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Estimated Cost<br>(Column-A)      | Incurred & Paid (Column-B)     |
| 1                                  | <b>Land Cost:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |                                |
|                                    | ( A )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |                                |
|                                    | I) Acquisition cost of land or development rights or COD                                                                                                                                                                                                                                                                                                                                                                                                                                       | 228.34                            | 228.34                         |
|                                    | II) Interest cost incurred or payable on land cost and                                                                                                                                                                                                                                                                                                                                                                                                                                         | 88.84                             | 88.84                          |
|                                    | III) Legal Cost                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | -                                 | -                              |
|                                    | (B) Amount of premium payable payable to obtain development rights, FSI, additional FSI,                                                                                                                                                                                                                                                                                                                                                                                                       | -                                 | -                              |
|                                    | (c ) Amounts payable to state government or competent authority or any other statutory authority to the state or central government towards stamp duty, transfer charges, registration fees etc.                                                                                                                                                                                                                                                                                               | 56.29                             | 50.84                          |
|                                    | <b>Sub Total of LAND COST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 373.47                            | 368.02                         |
| 2                                  | <b>Development cost/ cost of construction:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |                                |
|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Amount (in Lacs)                  |                                |
|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Estimated Cost<br>(Column-A)      | Incurred & Paid<br>(Column-B ) |
|                                    | (A)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |                                |
|                                    | I) Estimated cost of construction as certified by engineer                                                                                                                                                                                                                                                                                                                                                                                                                                     | 310.00                            | 309.14                         |
|                                    | II) Actual cost of construction incurred incurred and paid as the books of accounts as verified by the CA. <b>Note: (for adding to total cost of construction incurred, minimum of (I) or (II) is to be considered)</b>                                                                                                                                                                                                                                                                        |                                   | 309.14                         |
|                                    | 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 incurred to complete the construction of the entire phase of the project registered. | 202.00                            | 201.76                         |
|                                    | (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 finding or money borrowed for construction: | 65.72              | 65.72    |
| (D) EDC/IDC                                                                                                                                                                              | 330.16             | 330.16   |
| <b>Sub-Total of development cost</b>                                                                                                                                                     | 907.88             | 906.78   |
| 3 Total estimated cost of the real estate project ( 1 + 2 ) of estimated column-A                                                                                                        |                    | 1,281.35 |
| 4 Total cost incurred and paid of the real estate project (1+2) of incurred and paid column- B                                                                                           |                    | 1,274.80 |
| 5 Percentage of completion of construction work ( as per project architect's certificate on completion of project ) %                                                                    | 99.81%             |          |
| 6 Proportion of the cost incurred and paid on land cost and construction cost to the total estimated cost.                                                                               | ( S no 4/3) 99.49% |          |
| 7 Amount which can be withdrawn from the designated account. Total estimated cost *proportion of cost incurred and paid.                                                                 | ( S No 3*S No 6 )  | 1,274.80 |
| 8 Less: amount withdrawn till date of this certificate as per the books of accounts and bank statement.                                                                                  |                    | 1,238.40 |
| 9 Net amount which can be withdrawn from the designated bank account under this certificate.                                                                                             |                    | 36.40    |

**Details of RERA account:**

|               |                              |
|---------------|------------------------------|
| 1 Bank Name   | The Jammu & Kashmir Bank Ltd |
| 2 Branch Name | East Patel Nagar, New Delhi  |
| 3 Account No. | 206010100010995              |
| 4 IFSC Code   | JAKA0PALACE                  |

This certificate is being issued as per the requirement of compliance in accordance with RERA rules by the company and Project name ATFL-Herman City A Block 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 verifications of books of accounts and other related documents .

Place : Delhi

Date : 13-01-2023

For R.N. Sharma & Co.  
Chartered Accountants  
FRN No. 004615N



(R.N. Sharma)

Prop

M.No.083656

UDIN No. 23083656BGWSEA7326