



ER. SUNIL PURI

B.E. Civil (Hons.) M.I.E.F.I.V.F.-7650

Govt. Approved valuer for Income Tax / Capital Gains.

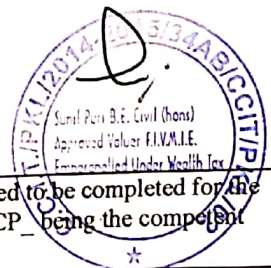
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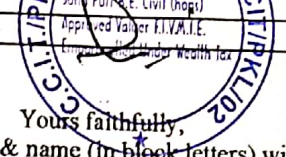
Annexure B

Engineer's Certificate¹

Report for quarter ending	Certificate of percentage of completion of construction work of the project at the end of the quarter:	
Subject		
1. I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant.		
Sr No	Particulars	Information
1.	Project/phase of the project	Amravati Enclave
2.	Location	Panchkula
3.	Licensed area in acres	16.156 Acres
4.	Area for registration in acres	3900 m2 plots & 23493 sqm. Flat
5.	HARERA registration no.	HARERA-PKL-PKL-56-2018
6.	Name of licensee	Amar Nath Aggarwal Investments (P)Ltd.
7.	Name of collaborator	----
8.	Name of developer	Amar Nath Aggarwal Investments (P)Ltd.
2. Details related to inspection are as under		
1.	Date of certifying of percentage of construction work/ site inspection	08.02.2020
2.	Name of engineering firm/ individual	Sunil Puri
3.	Date of site inspection	08.02.2020
3. Following technical professionals are appointed by promoter: - (as applicable)		
Sr No	Consultants	Name
1.	Site engineer	Janak Raj Singla
2.	Structural consultant	Pankaj Nanda
3.	Proof consultant	Pankaj Nanda
4.	MEP consultant	M.K. Vij
5.	Quantity surveyor	Sunil Puri
4. We have estimated the cost of the completion of the Civil, MEP and allied works, of the building(s) of the project/ phase for which occupation certificate/ completion certificate is to be obtained by the promoter. Our estimated cost calculations are based on the structural drawing/ plans made available to us for the project under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by the quantity surveyor appointed by the developer/ engineer and the site inspection carried out by us.		
1.	Total estimated cost for completion of the building(s) in the aforesaid project under reference	(Total of table A and table B) Rs.790.00 Lakhs
2.	Estimated cost incurred till date (based on site inspection)	Rs. 738.00 Lakhs
3.	The balance cost of completion of the civil work/ MEP and allied works of the building(s) of the project for obtaining occupation certificate/ completion certificate from department of Town & Country Planning, Haryana	Rs. 52.00 Lakhs
5. The estimated total cost of project is with reference to the Civil work/ MEP and allied works required to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s) from the __TCP__ being the competent authority under whose jurisdiction the aforesaid project is being implemented.		
6. The amount of estimated cost incurred so far has been calculated on the basis of amount of total estimated cost		
7. I certify that the project work has been executed as per compliance of standard engineering procedure conforming to relevant BIS and as per prescribed norms.		



8. I also certify that the work has been executed as per approved drawings, statutory/ mandatory approvals Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure work and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard
9. I also certify that the cost of the civil work/ MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;

Date	11.02.2020	 <p>Yours faithfully, Signature & name (In block letters) with stamp of engineering firm/ individual</p>
Place	Panchkula	
Local authority license no.		
Local authority license no. valid till (date)		

*** NOTE**

1. The scope of work is to complete entire real estate project as per drawings approved from time to time so as to obtain occupation certificate/ completion certificate.
2. (*) Quantity survey can be done by office of engineer or can be done by an independent quantity surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of independent quantity surveyor being appointed by promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of engineer, the name of the person in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is estimated cost, any deviation in quantity required for development of the real estate project will result in amendment of the cost incurred/ to be incurred.
5. All component of work with specifications are indicative and not exhaustive.

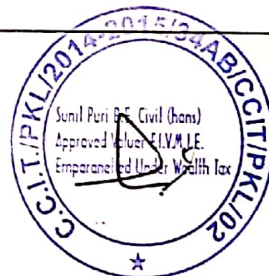


TABLE - A		
Building/ tower no.		14 Marla Plots
Name of the building/ tower if any		Plot No. 854,855, 862, & 863
Percentage of work done with reference to total estimated cost (to be prepared separately for each building/ tower of the real estate project/ phase of the project)		
S No.	Particulars	Amount (Rs. In Lakh)
1.	Total estimated cost of the building/ tower as per registration no. comes to	Rs 790.00 Lakh
2.	Total expenditure on the project/ phase	See Annexure
3.	Percentage of work done with reference to total estimated cost	See Annexure
4.	Balance estimate cost to be incurred on the project	See Annexure
5.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (Table – C)	

TABLE - B			
Internal & External development works in respect of the entire project/ phase of the project			
S No.	Particulars	Amount (Rs. In Lakh)	
		External Development Works	Internal Development Works
1.	Total estimated cost of development works including amenities and facilities in the project/ phase as per the approved layout plan as on Date 08.02.2020	Rs. 790.00 Lakh	
2.	Expenditure incurred as on 08.02.2020	Rs. 738.00 Lakh	
3.	Work done in percentage (as percentage of the total estimated cost)	See Annexure	
4.	Balanced cost to be incurred (based on estimated cost)	Rs. 52.00 Lakh	
5.	Cost incurred on additional/ extra items as on 08.02.2020 not included in the estimated cost (Table - D)	N.A.	

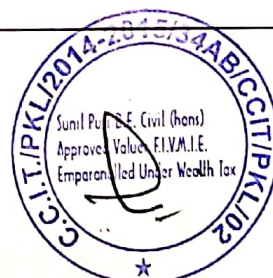
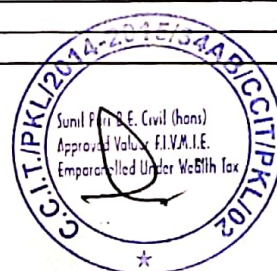


TABLE - C		
EDC/ IDC etc in respect of the entire project/ phase of the project		
S No.	Particulars	Amount (Rs. In Lakh)
1.	Total estimated cost of development works including amenities and facilities in the project/ phase as per the approved layout plan as on Date 08.02.2020.	
2.	EDC, IDC paid so far as on 08.02.2020	Rs. 16.80 Lakh
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc	2.8%
4.	Balance EDC/ IDC to be paid	0

TABLE - D (NOT APPLICABLE)		
EDC/ IDC etc in respect of the entire project/ phase of the project		
S No.	Particulars	Amount (Rs. In Lakh)
1.	Total external development cost and infrastructure development charges as prescribed by the government as on _____ date of registration	

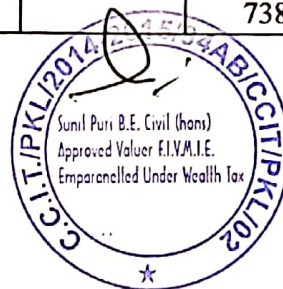
Note: (*) extend as per requirement

FOR OFFICE USE ONLY			
1.	The % or work done	The % of Estimated Cost Incurred	The deviation if any with remarks
2.	The % or work done as on dated	The % of work to be done by this time as per original projection	The deviation if any with remarks

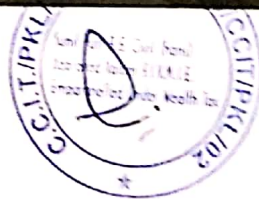


ANNEXURE

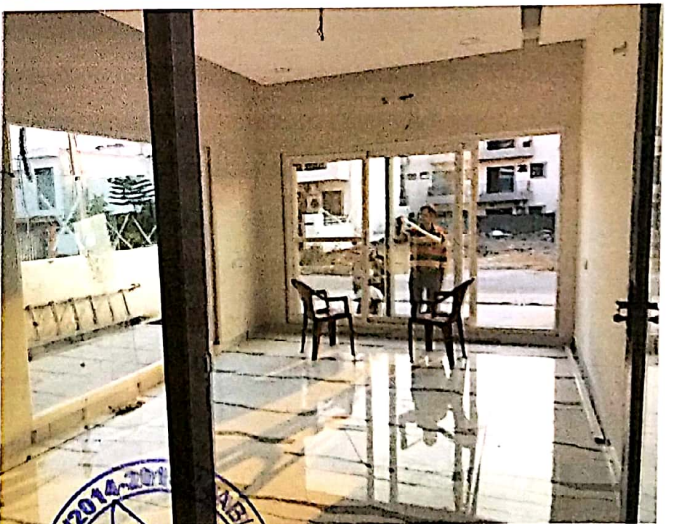
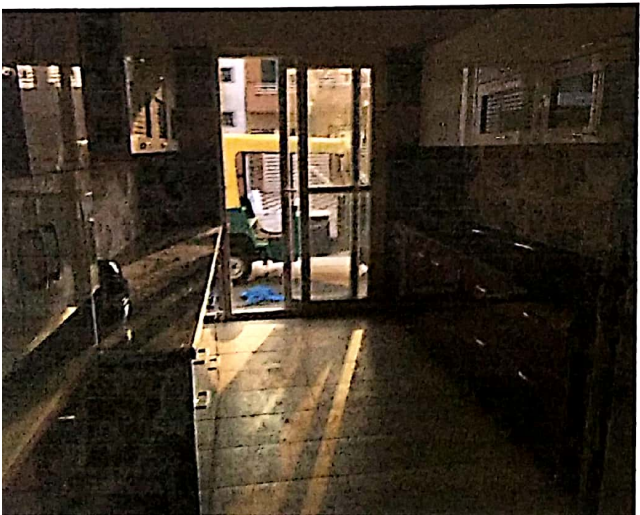
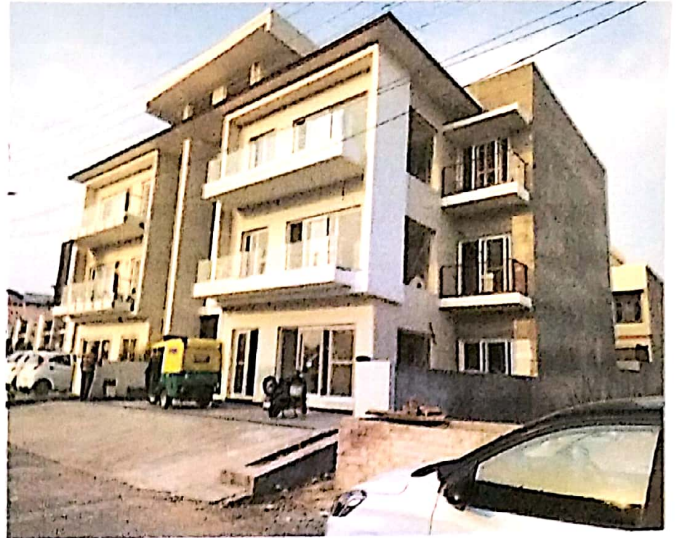
S No.	Number of Building	Particular	Covered Area (In Sq Ft)	Cost of Construction	Percentage of Work	Total Cost of Construction
1	854	Ground Floor	1883	3500	100%	6590500
		First Floor	1883	3500	100%	6590500
		Second Floor	1883	3500	100%	6590500
2	855	Ground Floor	1883	3500	100%	6590500
		First Floor	1883	3500	100%	6590500
		Second Floor	1883	3150	90%	5931450
3	862	Ground Floor	1883	3500	100%	6590500
		First Floor	1883	3500	100%	6590500
		Second Floor	1883	3150	90%	5931450
4	863	Ground Floor	1883	3150	90%	5931450
		First Floor	1883	2800	80%	5272400
		Second Floor	1883	2450	70%	4613350
						73813600



PLOT NO. 862 & 863



PLOT NO. 854 & 855



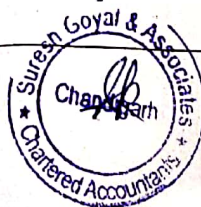
Chartered Accountants Certificate ⁵		
Report for quarter ending		
Subject		Certificate for withdrawal of money from separate RERA account the end of the quarter
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter ().	
Sr. No.	Particulars	Information
1.	Project/phase of the project	AMRAVATI ENCLAVE
2.	Location	PANCHKULA
3.	Licensed area in acres	16.156 Acres
4.	Area for registration in acres	30150 Sq. Plot 223493 Sqm Apartment
5.	HARERA registration no.	HARERA-PKL-PKL-56-2018
6.	Name of licensee	Amar Nath Aggarwal Investments & Ltd.
7.	Name of collaborator	N-A.
8.	Name of developer	Amar Nath Aggarwal Investments & Ltd.
9.	Estimated cost of real estate project	100.00 Crores
2.	Details related to inspection are as under	
1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	
2.	Name of chartered accountant firm/ individual	SURESH GOYAL & ASSOCIATES
3.	I certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;	
4.	This certificate is being issued as per the requirement of compliance in accordance with the Real Estate (Regulation and Development) Act, 2016/ the Haryana Real Estate (Regulation and Development) Rules, 2017 by the company for the project/phase under reference 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 (date _____)	
5.	Further to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges. All statutory approvals as applicable on promoter are also valid on date.	
Date	: 27-02-2020	
Place	: Chandigarh	
For (name of CA firm)	: SURESH GOYAL & ASSOCIATES	
Partner/ proprietor Membership no.	: SURESH KUMAR GOYAL 084153	

⁵ On the letter head of the CA firm

UDIN : 20084153AAAA DA5129

Table - A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	3600-		(proportionate land cost or incurred/ paid land cost, whichever is lesser) 400-	
2.	External Development Charges	600-		39.80	6.63%
3.	Infrastructure Development Charges	200-		36.00	18%
4.	Internal Development Works	230-		35.00	15.20%
5.	Cost of construction	8500-		8300-	97.6%
6.	Cost of construction of community facilities	-		-	
7.	Other costs	1300-		260-	2%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	12430-			
9.	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred and paid (column-B) (taking into account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction)	1366.80			
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	%			
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	sr.no. 9/ sr. no. 8		9.47%	



12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	sr. no. 8 x sr. no. 11 1366.80
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	114.55
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	1252.25
Note.— Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser		

Table – B		
Details of RERA bank account:		
1.	Bank name	Punjab & Sind Bank
2.	Branch name	Sector 17-B, Chandigarh
3.	Account no.	06001140069719
4.	IFSC code	PSIB 0000600
5.	Opening balance at the end of previous quarter (as on _____)	20.00
6.	Deposits during the quarter under report	98.50
7.	Withdrawals during the quarter under report	114.55
8.	Closing balance at the end of the quarter (as on _____)	3.95



ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	(Difference of total estimated project cost less cost incurred)
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 accounts)	
3.	i. Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	
4.	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	
5.	Estimated receivables of ongoing project. Sum of (2 + 3) - (ii)	
6.	Amount to be deposited in separate RERA Bank Account - 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.)	

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/rules by the company for the project/phase under reference 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 (date) _____

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp

For (Name of CA Firm) **SURESH GOYAL & ASSOCIATES**

Partner / Proprietor

(Membership Number **024153**)

Statement for calculation of Receivables from the Sales of the ongoing real estate project:

Booked Inventory

In case of plotted colony

Sr. No.	Block No.	No of Flats / Apartments / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony /veranda/ covered car parking (Sq.Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	*						

In case of group housing colony

Sr. No.	Tower no.	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	*						

In case of commercial building

Sr. No.	Commercial Tower/Block	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period
	*						

Unsold Inventory Valuation

Of the Residential/commercial premises Rs. _____ per sm.

Sr. No.	Tower/Block	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Estimated amount of sale proceeds
	*				

Note: (*) Extend as per requirement



Architect's Certificate

Report for quarter ending			
Subject			Certificate of progress of construction work
1.	I/We have undertaken assignment as architect for certifying progress of construction work in the below mentioned project as per the approved plans		
Sr. No.	Particulars	Information	
1.	Project/Phase of the project	Amravati Enclave	
2.	Location	Panchkula	
3.	Licensed area in acres	16.156 Acres	
4.	Area for registration in acres	3900 m2 Plot & 23493 m2 Apartment	
5.	HARERA registration No.	HARERA-PKL-PKL-56-2018	
6.	Name of licensee	Amar Nath Aggarwal Investments (P)Ltd.	
7.	Name of collaborator	---	
8.	Name of developer	Amar Nath Aggarwal Investments (P)Ltd.	
2.	Details related to inspection are as under		
1.	Date of certifying of percentage of construction work/ site inspection	28.08.2019	
2.	Name of Architect/ Architect's firm	PLANNERS GROUP	
3.	Date of site inspection	27.08.2019	
3.	Following technical professionals are appointed by promoter: - (as applicable)		
Sr. No.	Consultants	Name	
1.	Site engineer	Janak Raj Singla	
2.	Structural consultant	Pankaj Nanda	
3.	Proof consultant	Pankaj Nanda	
4.	MEP consultant	M.K. Viji	
5.	Site supervisor/incharge	Naresh Sharma	

4.	I certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, Infrastructure works and Internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard.
5.	I also certify that as on the date, the percentage of work done in the project for each of the building/ tower of the real estate project/phase of the project under HARERA is as per table A and table B given herein below. The percentage of the work executed with respect to each of the activity of the entire project/ phase is detailed in table A and table B.

Date :

Yours faithfully,

Place :

Signature & name (in block letters) with
stamp of architect

Council of architects (CoA) :
registration No.

Council of architects (CoA) :
registration valid till (date)

