



R N B S & ASSOCIATES
Chartered Accountants

B-6/7, Model Town, Part-I, (Near Model
Town Metro Station), Delhi-110009
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CHARTERED ACCOUNTANTS CERTIFICATE

Name of the Project		ATFL-Herman City B BLOCK	
HRERA registration number		HRERA-PKL-AMB-35-2018	
Name of promoter company		Herman Properties Private Limited	
Cost of real estate project		As on 30/06/2023	
Sr. No.	Particulars	Amount (in Lacs)	
		Estimated Cost (Column-A)	Incurred & Paid (Column-B)
1	Land Cost:		
	(A)		
	I) Acquisition cost of land or development rights or COD	233.89	233.89
	II) Interest cost incurred or payable on land cost and	90.41	90.41
	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.	57.80	52.17
	Sub Total of LAND COST	382.10	376.47
2	Development cost/ cost of construction:		
	(A)		
	I) Estimated cost of construction as certified by engineer	333.20	333.18
	II) Actual cost of construction incurred incurred and paid as the books of accounts as verified by the CA. Note: (for adding to total cost of construction incurred, minimum of (I) or (II) is to be considered)		333.18
	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.	245.70	245.65
	(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:	62.34	62.34
(D) EDC/IDC	338.13	338.13
Sub-Total of development cost	979.37	979.30
3 Total estimated cost of the real estate project (1 + 2) of estimated column-A		1,361.47
4 Total cost incurred and paid of the real estate project (1+2) of incurred and paid column- B		1,355.77
5 Percentage of completion of construction work (as per project architect's certificate on completion of project) %	99.99%	
6 Proportion of the cost incurred and paid on land cost and construction cost to the total estimated cost.	(S no 4/3) 99.58%	
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)	1,355.77
8 Less: amount withdrawn till date of this certificate as per the books of accounts and bank statement.		1,799.89
9 Net amount which can be withdrawn from the designated bank account under this certificate.		(444.12)

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	JAKAOPALACE

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 : 13-07-2023

For R N B S AND ASSOCIATES
Chartered Accountants

FRN Reg No. :0038986N

Banti Singh Chauhan
Partner

Membership No. : 099113

UDIN No. 23099113BHAZBZ9253