

# Seksaria & Associates

Chartered Accountants



Certificate No.: 0122

UDIN: 20540065AAAAHJ1330

| FORM-3                                     |                                                                                                                                                                                                       |                                                                                                         |                                     |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE         |                                                                                                                                                                                                       |                                                                                                         |                                     |
| (FOR WITHDRAWAL OF MONEY AS ON 30.06.2020) |                                                                                                                                                                                                       |                                                                                                         |                                     |
| RERA Registration Number                   |                                                                                                                                                                                                       | 111 of 2017                                                                                             |                                     |
| Project Name                               |                                                                                                                                                                                                       | Project Area 8093.70 Sq. Mtrs.<br>Commercial cum Residential Colony<br>[Hi- Fun (Multiplex & Fun Food)] |                                     |
| Bank Name                                  |                                                                                                                                                                                                       | YES BANK                                                                                                |                                     |
| Branch Name                                |                                                                                                                                                                                                       | South Ex, Part 2                                                                                        |                                     |
| Account No.                                |                                                                                                                                                                                                       | 001666300000145                                                                                         |                                     |
| IFSC Code                                  |                                                                                                                                                                                                       | YESB0000016                                                                                             |                                     |
| Sr. No.                                    | Particulars                                                                                                                                                                                           | Estimated<br>(Amount in INR<br>Lacs)                                                                    | Incurred<br>(Amount in INR<br>Lacs) |
| 1 (i)                                      | <b>Land Cost :</b>                                                                                                                                                                                    |                                                                                                         |                                     |
| a.                                         | Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost                                                              | 484.02                                                                                                  | 484.02                              |
| 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.                                         | 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 fees etc; and      | 2,196.00                                                                                                | 1,045.89                            |
| e.                                         | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.                                                                                    | -                                                                                                       | -                                   |
|                                            | <b>Sub-Total of LAND COST upto 30/06/2020</b>                                                                                                                                                         | <b>2,680.02</b>                                                                                         | <b>1,529.91</b>                     |
| 1 (ii)                                     | <b>Development Cost/ Cost of Construction :</b>                                                                                                                                                       |                                                                                                         |                                     |
| a.(i)                                      | Estimated Cost of Construction as certified by Engineer                                                                                                                                               | 9,466.00                                                                                                | -                                   |
| (ii)                                       | Actual Cost of construction incurred as per the books of accounts as verified by the CA                                                                                                               | -                                                                                                       | 968.46                              |
| (iii)                                      | On-site expenditure for development of entire project                                                                                                                                                 | -                                                                                                       | -                                   |
| b.                                         | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.                                                                                                             | -                                                                                                       | -                                   |
| c.                                         | Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ; | 3,904.00                                                                                                | 2,885.17                            |
|                                            | <b>Sub-Total of Development Cost/ Construction Cost upto 30/06/2020</b>                                                                                                                               | <b>13,370.00</b>                                                                                        | <b>3,853.62</b>                     |



Faridabad Office: 2759, Sector-3, Faridabad – 121004

Delhi Office: J-7/35, Ground Floor, Rajouri Garden, New Delhi – 110027

M. No. +91 - 83770 12723 | +91 - 87003 10710

Email ID: seksariavaibhav@gmail.com | vaibhav.seksaria@outlook.com

# Seksaria & Associates

Chartered Accountants



Certificate No.: 0122

UDIN: 20540065AAAAHJ1330

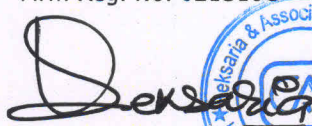
|   |                                                                                                                                                                                                                                                                                                                 |           |          |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|
| 2 | Total Estimated Cost of the Real Estate Project<br>{[1(i) + 1(ii)] of Estimated Column}                                                                                                                                                                                                                         | 16,050.02 |          |
| 3 | Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column                                                                                                                                                                                                                                |           | 5,383.53 |
| 4 | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)                                                                                                                                                                                                        |           | 33.54%   |
| 5 | Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)]                                                                                                                                                                   |           | 5,383.53 |
|   | Amount collected from the allottees from inception till 30-June-2020                                                                                                                                                                                                                                            |           | 7,266.98 |
|   | Amount already withdrawn from the particular account till the 30-June 2020                                                                                                                                                                                                                                      |           | 7,266.98 |
|   | 70 % of Amount withdrawn from the particular account till 30-June-2020                                                                                                                                                                                                                                          |           | 5,086.89 |
|   | 30% of Amount withdrawn from the particular account till the 30-June 2020                                                                                                                                                                                                                                       |           | 2,180.09 |
| 6 | Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the " <b>ROBUST BUILDWELL PRIVATE LIMITED</b> " and is based on the records and documents produce before me and explanations provided to me by the management of the Company. |           | 296.64   |

This certificate is being issued on specific request of **M/s Robust Buildwell Private Limited** for the project 111 of 2017 for the compliance of the provisions of section 4(2)(I)(D) of the Real Estate Regulatory Act 2016. The certification is based on the unaudited books of accounts, information and records produced before me/us and is true to the best of my knowledge and belief. We have also relied on the representations received from the management.

For **Seksaria & Associates**

Chartered Accountants

Firm Reg. No. 021316C


**Vaibhav Seksaria**

Proprietor

Membership No. 540065

Place: New Delhi

Date: 05th September 2020

Faridabad Office: 2759, Sector-3, Faridabad – 121004

Delhi Office: J-7/35, Ground Floor, Rajouri Garden, New Delhi – 110027

M. No. +91 - 83770 12723 | +91 - 87003 10710

Email ID: seksariavaibhav@gmail.com | vaibhav.seksaria@outlook.com