



# DEEPAK RAHUL & ASSOCIATES

## Chartered Accountants

Form - Reg-3

CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on- <b>31.12.2023</b>			
Certification work Assigned vide letter No. <b>NII</b> Dated :- <b>11.01.2024</b>			
UDIN No- <b>24559201BKETSP4606</b>			
Subject: Certificate of amount incurred on Galleria High Street Project, for Construction of 1 No. Tower situated at Revenue Estate, Sector-82, Bhatola, Faridabad, Haryana, admeasuring 12455.27 Sq. Mtrs. area being developed by Shree Energy Developers Pvt Ltd. having RERA Registration No-HRERA-PKL-FBD-217-2020, Designated Bank A/c No- 777705227011, Shree Energy Developers Pvt Ltd. RERA Account for Galleria High Street, Bank Name- ICICI Bank Ltd.			
		Rs. in lacs	Rs. in lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
1	<b>Land Cost</b> (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), 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. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to Competent Authority.	627	627
<b>SUB TOTAL LAND COST (in Rs.)</b>		627	627

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	2817	1664
<b>SUB TOTAL FEES PAID (in Rs.)</b>		2817	1664
3A	<b>Cost of Development And construction</b> (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	10700	3992
<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>		10700	3992
3B	<b>Cost of construction Incurred (As Certified by Project Engineer)</b>	10700	3698



Add :-

H.O :- 1223, Gandhi Colony, ITI Road, NIT Faridabad, HR-121001

B.O :- 1st Floor, Gopal G Complex, Bharat Milap Chowk, Kosi Kalan, Mathura, UP-281403

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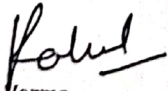


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		Rs.in lacs	Rs. in lacs
S.No.	Particulars	Total Cost Estimated	Amount Incurred till now
1	2	3	4
3C	Total Construction Cost (Lower of 3A and 3B.)	10700	3698
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	1920	531
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	12620	4229
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	16064	6520
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) Viz 1 No. Commercial Tower)		35%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) ( Col.4 of row 4 / Col.3 of row 4 )%		41%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		4603
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		3222
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Cost * Proportionate Cost Incurred on the Project (Total Estimated (Column 3 of Row 4 * row 6 )		6520
10	Amount actually withdrawn till date since inception of the project ( This shall include 70% of the amounts already realised till date but not deposited in the designated Account )		3222
11	Balance available in Designated A/c. as on 31.12.2023		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		3297

This certificate is being issued on specific request of M/s Shree Energy Developers Pvt Ltd. for RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of my knowledge and belief.

Your Faithfully  
For **DEEPAK RAHUL & ASSOCIATES**  
Chartered Accountants

  
**Rahul Verma**  
Partner  
MNO. 559201  
Date: 11/01/2024  
UDIN: 24559201BKETSP4606

