



SANJAY DEEP & ASSOCIATES

CHARTERED ACCOUNTANTS

FORM-3

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITDRAWAL OF MONEY)
Cost of Real Estate Project Pyramid Pride situated at Sector-76, Gurugram, Haryana RERA Registration

Project Name: PYRAMID PRIDE Sec.-76 situated on the Land admeasuring 5.00 Acres in Sector-76, Kherki

Sr. No.	Particulars	Amount (In Rs.)	
		Estimated Column - A	Incurred & Paid Column - B
1			
i	Land Cost:		
a	Acquisition Cost of land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal	614,056,000	570,786,622
b	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	Amount 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.		
e	Land Premium payable as per annual statement of rules (ASR) for redevelopment of land owned by Public Authorities		
f	Under Rehabilitation Scheme:		
i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
ii	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by CA (In Column-B) Note: (for total cost of construction Incurred, Minimum (i) or (ii) is		
iii	cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lien of Transit Accommodation, overhead cost.		
iv	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of Land Cost	614,056,000	570,786,622
ii	Development Cost/Cost of Construction		
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A	779,669,859	
a (ii)	Actual Cost of Construction incurred as per the books of accounts as (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		696,544,481
a (iii)	of construction as per (i) or (ii) above, i.e salaries, consultants fees, site overheads, development works cost of services (including water, electricity, sewerage, drainage layout roads etc.) cost of machineries	123,027,173	116,591,702
b	Payment of Taxes, cess, fees, charges, premium, interest etc. to any S	90,000,000	90,000,000
c	Interest payable to financial Institutions, scheduled banks, non-banking financial Institution (NBFC) or money lenders on	-	-
	Sub-Total of Development Cost	992,697,032	903,136,183



2	Total Estimated Cost of the Real Estate Project 1 (i) + (ii) of Estimate	1,606,753,032	
3	Total Cost Incurred and Paid of the Real Estate Project 1(i)+1(ii) of I		1,473,922,805
4	Percentage of completion of Construction Work (as per Project Architect's Certificate/Engineer Certificate on comple	100%	83%
5	Proportion of the Actual Cost incurred to the Total Estimated Cost (C		92%
6	Amount which can be withdrawn from the Designated Account Total *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5) :		1,473,922,805
7	Less: Amount withdrawn till date of this certificate as per the Books of Acc Statement		1,292,456,292
8	Net Amount which can be withdrawn from the Designated Bank Acc certificate		181,466,513

This certificate is being issued for RERA compliance for the Company PYRAMID INFRATECH PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For Sanjay Deep & Associates
Chartered Accountants
(Firm Regn. No. 015951N)

Effective Date of Certificate : 31.12.2023



CA NAKUL MITTAL
Partner
M.NO: 521742
UDIN: 24521742BKAPHI6805



Date: 24.01.2024
Place: New Delhi