

# BAJAJ & ASSOCIATES

CHARTERED ACCOUNTANTS

FORM 3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
Project Name	Lakeview Blue-gem		
RERA Registration Number	HRERA-PKL-FBD-91-2019		
Bank Name	ICICI BANK LTD.		
Branch Name	Faridabad Charmwood Plaza		
Account No.	184205000474		
IFSC Code	ICIC0001842		

Sr. No.	Particulars	Estimated (Amount In INR)	Incurred (Amount In INR)
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 cost	1,586,000.00	1,586,000.00
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.	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, and	-	-
e.	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
f.	EDC/IDC	66,339,000.00	23,078,993.72
	<b>Sub Total of Land Cost up to 31.01.2024</b>	<b>67,925,000.00</b>	<b>24,664,993.72</b>
1(ii)	Cost of Construction of Apartments:		
a.	Estimated Cost of Construction as certificate by Engineer	136,954,000.00	-
b.	Actual cost of construction incurred as per book of accounts as verified by the CA	-	83,479,305.70
c.	Payment of taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-	-



d.	Principal sum and interest payable to financial institutions scheduled bank, non- banking financial institution or money lenders on construction funding or money borrowed for construction	-	-
	<b>Sub-Total of Construction Cost up to 31.01.2024</b>	<b>136,954,000.00</b>	<b>83,479,305.70</b>
1(iii)	Estimated Cost of infrastructure and other Structure /Development Cost	60,097,000.00	-
	<b>Sub-Total of Development Cost up to 31.01.2024</b>	<b>60,097,000.00</b>	<b>-</b>
2	Total Estimated Cost of Real Estate Project {[1(i)+1(ii)+1(iii)] of Estimated Column}	<b>264,976,000.00</b>	<b>-</b>
3	Total Cost Incurred of the Real Estate Project [1(i)+1(ii)+1(iii)] of incurred Column	-	<b>108,144,299.42</b>
4	Proportion of the Cost incurred on Real Estate Project to the Total Estimated Cost of Real Estate Project.		<b>40.81%</b>
5	Proportion of the Cost incurred on Construction Cost to the Total Estimated Construction Cost.		<b>60.95%</b>
6	Amount Which can be withdrawn from the designated Account [Total Estimated Land Cost *Proportion of land cost incurred +Total Estimated Construction Cost * Proportion of Construction Cost]		<b>108,144,299.42</b>
	Amount Collected from the allottees from inception till 31-01-2024		<b>92,388,849.00</b>
	Amount already withdrawn from the Particulars account till 31-01-2024		<b>92,388,849.00</b>
	70% of Amount withdrawn from the Particular RERA Account till 31-01-2024		<b>64,672,194.30</b>
	30% of amount withdrawn from the particular account till 31-01-2024		<b>27,716,654.70</b>
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the "Lake view" and is based on the records and documents produce before me and explanations provided to me by the management of the company.		<b>43,472,105.12</b>

This certificate is being issued for HRERA Compliance for the company " Zion Promoters & Developers Pvt Ltd" and Project Name "Lake view" and is based on the record, Chartered Engineer Certificate and relevant documents produce before me and explanations provided to me by the management of the company; based on the verification of books of accounts till 31-01-2024

Date: 24.02.2024  
Place: Faridabad

For Bajaj & Associates  
Chartered Accountants  
FRN :- 012541N

*Rakesh Kumar*

(Rakesh Kumar)  
Partner

Membership No.: 508408  
UDIN: 24508408BKAPMY6606

