



S P A R S H & ASSOCIATES

Chartered Accountants

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CHARTERED ACCOUNTANT'S CERTIFICATE			
Subject: Certificate of amount incurred on Santushti Estate, Palwal for Construction of Internal and External Development works for whole project of Affordable plotting under registered under Deen Dayal Upadhyay Jan Awas Yojana approved by District Town and Contry Planning (DT&CP), Chandigarh, demarcated by its boundaries (latitude and longitude of the end-points) Others land to the North, project of Mahi Buldian to the South, NH919 to the East Others land to the West of Village Palwal, Tehsil Palwal, District Palwal, PIN 121102, admeasuring 5.94375 acre area, being developed by Rurban Development Corporation Pvt Ltd having RERA Registration No. HRERA-PKL-PWL-121/2019.			
S.No.	Particulars	Total Cost Estimated (in Rs.)	Amount incurred (actual outflow) till June 2020
1	Land Cost (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.	57750000	57750000
SUB TOTAL LAND COST (in Rs.)		57750000	57750000
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	135272 9900000 500000	135272 9900000 500000
SUB TOTAL FEES PAID (in Rs.)		10535272	10535272
3A	Cost of Development And construction (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 Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project).	57420000	13700000
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		57420000	13700000
3B	Cost of construction incurred (As Certified by Project Engineer)	13700000	13700000
3C	Total Construction Cost (Lower of 3A and 3B.)	13700000	13700000
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)	NA	NA
TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	125705272	81985272
5	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)	65.22%	
6	Balance cost to be incurred (based on estimated cost)	43720000	

This certificate is being issued on specific request of M/s Rurban Development Corporation Pvt Ltd for HRERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Signature of Chartered Accountant with seal
(Name of the Chartered Accountant) - VATSSAL RASTOGI
(Membership Number) - 510219
Date - 29.01.2021
UDIN No. - 21510219AAAAE9311