

**CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

Cost of Real Estate Project for RERA Registration Number 22 of 2017

Sr No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
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 (including JD Share)	280,254,282	280,254,282
	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		
	e. Land Premium payable as per annual statement of rates (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 the CA		
	NOTE : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	(iii) Cost towards clearance of land all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accommodation or rent in lieu 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	280,254,282	280,254,282
ii. Development Cost/ Cost of Construction			
	a. (i) Estimated Cost of Construction as certified by Engineer		1,837,514,472
	(ii) Actual Cost of Construction incurred as per books of accounts as verified by the CA		1,262,042,182
	NOTE : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	(iii) On site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant fees, site overheads development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	270,534,890	214,521,566
	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 institutions (NBFC) or money lenders on construction funding or money borrowed for construction ;	499,431,406	499,431,406
	Sub Total of Development Cost	2,607,480,767	1,975,995,153
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated column		2,887,735,050
3	Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred column		2,256,249,435
4	% Completion of Construction Work (as per Project Architect's Certificate)		75%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)		78%



6	Amount which can be withdrawn from the Designated Account [Total Estimated cost (2) * Proportion of cost incurred (5)]	2,256,249,435.46
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	951,305,636
8	Net Amount which can be withdrawn from the designated Bank account under this certificate	1,304,943,800

This certificate is being issued for RERA compliance for HL Promoters P Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For SSP AND COMPANY
Chartered Accountants
FRN: 010390N

CA GS Khurana
Partner
M. No. 503056



Date: 13.04.2019
Place: New Delhi

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project less Cost incurred)	631,485,614
2	Balance Amount of receivables from sold apartment as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of accounts)	497,356,312
3	(i) Balance Unsold Area (Carpet Area) (to be certified by Management and to be verified by CA from the records and books of accounts)	124029.74
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	1,054,252,790
4	Estimated Receivables of ongoing project [2+3(ii)]	1,551,609,102
5	Amount to be deposited in Designated Account- 70% or 100%	70%
	[If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated account]	
	[If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated account]	

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