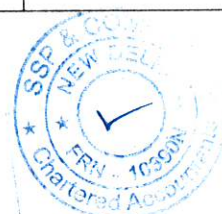


**CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

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		1,764,420,794
	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 constuction 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	256,170,536
	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 contruction funding or money borrowed for construction ;	499,431,406	499,431,406
	Sub Total of Development Cost	2,607,480,767	2,520,022,736
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		2,800,277,018
4	% Completion of Construction Work (as per Project Architect's Certificate)		97%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)		97%



6	Amount which can be withdrawn from the Designated Account [Total Estimated cost (2) * Proportion of cost incurred (5)]	2,800,277,017.98
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	1,586,134,532
8	Net Amount which can be withdrawn from the deignated Bank account under this certificate	1,214,142,486

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
UDIN NO. 21503056AAAAOA6333
Date: 13.07.2021
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)	87,458,032
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)	2,865,909
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)	64852.74
	(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	551,248,290
4	Estimated Receivables of ongoing project [2+3(ii)]	554,114,199
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]	

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

UDIN NO. 21503056AAAAOA6333

Date: 13.07.2021

Place: New Delhi



Sales details

Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T11-102	Sqft	1,074	7,082,787	7,449,131	(366,344)
T11-1002	Sqft	1,074	6,084,000	6,462,414	(378,414)
T11-1103	Sqft	918	6,146,184	6,471,378	(325,194)
T11-1101	Sqft	918	6,146,184	6,471,378	(325,194)
T11-1102	Sqft	1,074	7,093,434	7,457,439	(364,005)
T11-1202	Sqft	918	5,344,704	5,721,186	(376,482)
T11-1201	Sqft	1,074	6,979,359	7,329,969	(350,610)
T11-1302	Sqft	918	6,122,856	6,444,495	(321,639)
T11-1301	Sqft	918	6,122,856	6,444,495	(321,639)
T11-1402	Sqft	1,074	7,143,627	7,507,207	(363,580)
T11-201	Sqft	918	5,927,370	6,226,110	(298,740)
T11-202	Sqft	1,074	6,713,694	7,018,996	(305,302)
T11-302	Sqft	918	6,099,528	6,417,627	(318,099)
T11-502	Sqft	918	6,099,528	6,417,627	(318,099)
T11-501	Sqft	918	6,078,024	6,383,945	(305,921)
T11-602	Sqft	918	6,076,200	6,390,741	(314,541)
T11-701	Sqft	918	5,977,914	6,287,724	(309,810)
T11-801	Sqft	1,074	7,581,675	4,939,019	2,642,656
T11-G02	Sqft	918	6,052,872	6,150,299	(97,427)
T12-1103	Sqft	918	6,765,672	7,087,355	(321,683)
T12-1104	Sqft	1,074	6,084,000	6,511,130	(427,130)
T12-1102	Sqft	918	6,734,568	7,396,188	(661,620)



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T12-1204	Sqft	1,074	6,869,847	7,203,784	(333,937)
T12-1203	Sqft	918	6,029,544	6,336,980	(307,436)
T12-1303	Sqft	918	6,225,240	6,606,767	(381,527)
T12-201	Sqft	1,074	7,082,465	7,438,882	(356,417)
T12-401	Sqft	1,074	6,842,469	7,172,224	(329,755)
T12-501	Sqft	918	6,006,216	6,310,111	(303,895)
T12-502	Sqft	918	6,006,216	6,310,111	(303,895)
T12-601	Sqft	1,074	7,158,837	7,509,840	(351,003)
T12-604	Sqft	918	6,452,040	6,755,641	(303,601)
T12-701	Sqft	1,074	6,084,000	6,511,130	(427,130)
T12-704	Sqft	918	5,982,888	6,283,228	(300,340)
T12-G01	Sqft	918	5,982,888	6,283,228	(300,340)
T5-105	Sqft	1,074	6,787,306	7,116,620	(329,314)
T5-102	Sqft	1,074	6,825,738	7,148,991	(323,253)
T5-101	Sqft	918	6,035,256	6,341,798	(306,542)
T5-103	Sqft	1,074	6,474,897	6,392,116	82,781
T5-1004	Sqft	918	5,936,232	6,229,283	(293,051)
T5-1001	Sqft	1,074	6,045,975	6,355,950	(309,975)
T5-1005	Sqft	918	5,806,632	6,080,134	(273,502)
T5-1103	Sqft	1,074	7,455,432	7,793,419	(337,987)
T5-1102	Sqft	918	5,783,304	6,053,252	(269,948)
T5-1104	Sqft	918	5,783,304	6,053,252	(269,948)
T5-1101	Sqft	1,074	6,705,579	7,014,499	(308,920)
T5-1105	Sqft	918	5,783,304	6,053,252	(269,948)



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T5-1201	Sqft	1,074	6,705,579	7,014,499	(308,920)
T5-1204	Sqft	918	5,783,304	6,053,252	(269,948)
T5-1203	Sqft	918	5,783,304	6,053,252	(269,948)
T5-1202	Sqft	1,074	6,821,175	2,205,554	4,615,621
T5-1301	Sqft	918	5,783,304	6,053,252	(269,948)
T5-1304	Sqft	918	6,366,504	6,662,629	(296,125)
T5-1403	Sqft	1,074	6,045,975	6,355,950	(309,975)
T5-202	Sqft	918	5,815,704	6,087,216	(271,512)
T5-201	Sqft	1,074	6,743,604	7,054,351	(310,747)
T5-203	Sqft	918	5,597,424	5,597,453	(29)
T5-204	Sqft	1,074	6,540,300	7,003,026	(462,726)
T5-301	Sqft	918	6,146,184	6,471,377	(325,193)
T5-302	Sqft	918	6,729,384	7,079,406	(350,022)
T5-304	Sqft	918	4,976,640	5,491,452	(514,812)
T5-401	Sqft	1,074	7,247,055	7,611,539	(364,484)
T5-402	Sqft	918	6,122,856	6,444,495	(321,639)
T5-403	Sqft	918	6,198,552	6,526,392	(327,840)
T5-501	Sqft	918	4,976,640	5,236,072	(259,432)
T5-505	Sqft	1,074	6,493,651	6,493,685	(34)
T5-502	Sqft	918	6,099,528	6,417,627	(318,099)
T5-504	Sqft	918	6,682,728	7,025,002	(342,274)
T5-601	Sqft	918	5,184,000	5,392,627	(208,627)
T5-605	Sqft	918	6,076,200	6,390,741	(314,541)
T5-602	Sqft	918	6,659,400	6,997,804	(338,404)



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T5-603	Sqft	918	6,054,696	6,360,849	(306,153)
T5-704	Sqft	1,074	6,084,000	6,601,749	(517,749)
T5-702	Sqft	918	6,052,872	6,363,858	(310,986)
T5-701	Sqft	918	6,379,373	6,706,078	(326,705)
T5-0703	Sqft	1,074	6,084,000	6,511,130	(427,130)
T5-801	Sqft	918	5,856,624	100,000	5,756,624
T5-802	Sqft	1,074	6,119,439	5,911,818	207,621
T5-804	Sqft	918	6,614,040	6,946,505	(332,465)
T5-805	Sqft	918	6,105,240	6,418,744	(313,504)
T5-803	Sqft	1,074	6,409,494	6,409,530	(36)
T5-901	Sqft	918	6,063,240	6,358,802	(295,562)
T5-G03	Sqft	1,074	6,198,075	6,594,975	(396,900)
T6-101	Sqft	918	6,719,016	7,062,395	(343,379)
T6-0102	Sqft	918	5,723,628	5,983,920	(260,292)
T6-0105	Sqft	1,074	6,409,494	6,409,526	(32)
T6-1104	Sqft	918	5,984,712	6,049,991	(65,279)
T6-1105	Sqft	1,074	6,388,200	6,839,058	(450,858)
T6-1102	Sqft	918	6,058,584	6,368,718	(310,134)
T6-1202	Sqft	918	6,058,584	6,364,922	(306,338)
T6-1204	Sqft	1,074	6,430,788	2,700,000	3,730,788
T6-1301	Sqft	918	6,155,256	6,461,454	(306,198)
T6-302	Sqft	918	6,035,256	6,341,801	(306,545)
T6-1304	Sqft	918	5,938,056	5,999,870	(61,814)
T6-1402	Sqft	1,074	7,028,031	7,360,689	(332,658)



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T6-201	Sqft	918	5,921,424	5,921,455	(31)
T6-202	Sqft	1,074	6,371,469	6,371,502	(33)
T6-301	Sqft	918	5,184,000	5,547,946	(363,946)
T6-302	Sqft	1,074	6,333,444	6,333,479	(35)
T6-401	Sqft	918	5,637,600	6,036,926	(399,326)
T6-0402	Sqft	918	6,496,104	1,402,397	5,093,707
T6-404	Sqft	918	5,783,304	6,053,252	(269,948)
T6-502	Sqft	1,074	6,821,175	7,138,033	(316,858)
T6-501	Sqft	918	5,783,304	6,053,252	(269,948)
T6-604	Sqft	918	5,891,400	6,168,622	(277,222)
T6-602	Sqft	918	5,783,304	6,053,252	(269,948)
T6-601	Sqft	918	5,783,304	6,053,252	(269,948)
T6-704	Sqft	918	5,746,464	5,746,495	(31)
T6-701	Sqft	918	5,783,304	6,053,252	(269,948)
T6-802	Sqft	1,074	7,049,325	7,035,552	13,773
T6-801	Sqft	1,074	6,570,720	657,072	5,913,648
T6-901	Sqft	1,074	6,120,945	6,651,229	(530,284)
T6-905	Sqft	918	6,180,624	3,397,334	2,783,290
T6-904	Sqft	918	6,221,880	6,553,317	(331,437)
T6-902	Sqft	918	6,124,680	6,437,761	(313,081)
T7-102	Sqft	1,074	6,084,000	6,611,059	(527,059)
T7-104	Sqft	918	6,198,552	6,526,396	(327,844)
T7-101	Sqft	918	6,198,552	6,530,193	(331,641)
T7-1002	Sqft	1,074	6,561,594	6,561,629	(35)



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T7-1004	Sqft	918	5,184,000	5,633,090	(449,090)
T7-1001	Sqft	1,074	7,295,727	7,667,643	(371,916)
T7-1005	Sqft	918	6,099,528	6,417,627	(318,099)
T7-1101	Sqft	918	6,078,024	6,383,945	(305,921)
T7-1104	Sqft	1,074	7,594,197	7,970,691	(376,494)
T7-1105	Sqft	918	5,830,485	6,133,195	(302,710)
T7-1201	Sqft	918	5,596,128	5,992,222	(396,094)
T7-1204	Sqft	1,074	7,139,196	7,504,136	(364,940)
T7-1203	Sqft	918	6,584,972	6,917,154	(332,182)
T7-1305	Sqft	918	6,831,768	7,513,698	(681,930)
T7-1301	Sqft	1,074	6,414,939	6,414,973	(34)
T7-1302	Sqft	1,074	7,327,668	7,710,951	(383,283)
T7-0205	Sqft	918	5,783,829	6,079,433	(295,604)
T7-0201	Sqft	918	6,105,240	6,422,543	(317,303)
T7-202	Sqft	1,074	6,274,125	6,716,085	(441,960)
T7-203	Sqft	1,074	6,983,922	7,346,786	(362,864)
T7-301	Sqft	918	6,006,216	6,310,111	(303,895)
T7-0305	Sqft	918	6,081,912	6,391,834	(309,922)
T7-304	Sqft	1,074	6,474,897	6,474,897	-
T7-303	Sqft	1,074	7,575,591	7,938,091	(362,500)
T7-401	Sqft	918	5,982,888	6,283,228	(300,340)
T7-405	Sqft	918	6,058,584	6,368,716	(310,132)
T7-0501	Sqft	1,074	6,828,780	7,170,100	(341,320)
T7-505	Sqft	1,074	6,863,763	7,196,764	(333,001)



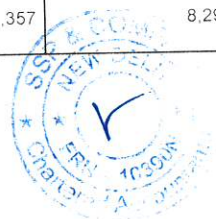
Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T7-502	Sqft	918	5,959,560	6,256,345	(296,785)
T7-601	Sqft	918	6,672,360	1,443,738	5,228,622
T7-602	Sqft	918	6,641,256	7,285,616	(644,360)
T7-605	Sqft	1,074	7,663,809	8,416,910	(753,101)
T7-701	Sqft	918	6,715,128	7,059,186	(344,058)
T7-705	Sqft	918	5,936,232	6,229,460	(293,228)
T7-702	Sqft	1,074	6,432,309	6,432,343	(34)
T7-704	Sqft	918	6,099,528	6,402,340	(302,812)
T7-805	Sqft	1,074	6,161,693	6,161,726	(33)
T7-801	Sqft	918	5,537,589	5,795,706	(258,117)
T7-802	Sqft	1,074	6,122,025	6,552,121	(430,096)
T7-803	Sqft	918	5,891,400	6,168,622	(277,222)
T7-901	Sqft	1,074	6,831,500	7,153,314	(321,814)
T7-902	Sqft	918	5,783,304	5,972,915	(189,611)
T7-904	Sqft	1,074	7,657,725	8,400,297	(742,572)
T7-905	Sqft	918	5,891,400	6,168,622	(277,222)
T7-403	Sqft	1,074	6,045,975	6,232,219	(186,244)
T11-101	Sqft	918	5,859,000	6,134,648	(275,648)
T7-G05	Sqft	918	6,496,104	1,402,397	5,093,707
T12-804	Sqft	1,074	6,973,275	7,297,508	(324,233)
T12-104	Sqft	918	5,417,280	5,668,503	(251,223)
T-11-702	Sqft	1,074	6,236,100	6,675,094	(438,994)
T-11-802	Sqft	1,357	8,864,766	9,067,621	(202,855)
T-11-902	Sqft	1,357	8,285,274	9,010,672	(725,398)



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T-12-101	Sqft	1,357	8,830,260	9,304,248	(473,988)
T-5-G05	Sqft	1,357	10,009,387	10,037,535	(28,148)
T-6-1405	Sqft	1,357	9,819,604	9,185,902	633,702
T-7-105	Sqft	1,357	7,879,349	8,434,169	(554,820)
T-12-103	Sqft	1,357	8,653,338	8,653,338	-
T-5-705	Sqft	1,357	8,924,365	9,415,410	(491,045)
T-6-104	Sqft	1,357	8,076,896	8,076,941	(45)
T-6-204	Sqft	1,357	8,338,950	8,823,878	(484,928)
T-6-304	Sqft	1,357	8,692,236	9,150,330	(458,094)
T-6-405	Sqft	1,357	8,003,475	8,416,009	(412,534)
T-7-204	Sqft	1,357	8,817,013	9,268,697	(451,684)
T-11-402	Sqft	1,357	9,836,857	10,342,364	(505,507)
T-12-603	Sqft	1,357	8,147,250	8,433,645	(286,395)
T-5-503	Sqft	1,357	9,900,118	10,881,644	(981,526)
T-6-503	Sqft	1,357	8,147,250	8,433,643	(286,393)
T-7-402	Sqft	1,357	8,269,938	8,269,984	(46)
T-5-104	Sqft	1,357	8,147,250	8,858,978	(711,728)
T-6-1004	Sqft	1,357	8,085,101	8,085,145	(44)
T-11-G01	Sqft	1,357	9,733,339	2,858,006	6,875,333
T-12-1001	Sqft	1,357	9,317,350	4,247,222	5,070,128
T-12-G04	Sqft	1,357	8,269,938	100,000	8,169,938
T-6-1101	Sqft	1,357	8,452,783	8,849,013	(396,230)
T-6-1201	Sqft	1,357	8,078,238	100,000	7,978,238
T-6-705	Sqft	1,357	8,293,500	8,684,966	(391,466)



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T-6-G05	Sqft	1,357	8,293,500	8,684,966	(391,466)
T-7-1405	Sqft	1,357	8,302,500	8,694,398	(391,898)
T-11-901	Sqft	1,357	9,507,133	9,955,599	(448,466)
T-12-1004	Sqft	1,357	8,722,350	9,342,929	(620,579)
T-12-204	Sqft	1,093	7,504,000	8,154,074	(650,074)
T-7-1103	Sqft	1,357	8,147,250	8,858,980	(711,730)
T-7603	Sqft	1,357	7,668,000	8,206,338	(538,338)
T-11-204	Sqft	1,357	7,748,514	8,420,764	(672,250)
T-12-504	Sqft	1,357	8,955,037	9,474,295	(519,258)
T-11-0601	Sqft	1,357	8,051,400	8,619,638	(568,238)
T-12-0904	Sqft	1,357	8,490,393	8,490,395	(2)
T-5-1003	Sqft	1,357	8,269,938	8,269,983	(45)
T-5-1303	Sqft	1,357	8,886,025	9,394,620	(508,595)
T-6-0605	Sqft	1,357	8,490,393	8,490,439	(46)
T-6-702	Sqft	1,357	8,413,713	8,413,758	(45)
T-7-1205	Sqft	1,357	8,851,519	9,354,793	(503,274)
T-7-0504	Sqft	1,357	9,236,836	9,775,518	(538,682)
T-12-1403	Sqft	1,357	7,722,251	7,722,291	(40)
T-5-205	Sqft	1,357	8,195,175	8,774,629	(579,454)
T-6-103	Sqft	1,357	8,657,730	9,150,553	(492,823)
T-7-103	Sqft	1,357	7,600,905	8,110,223	(509,318)
T11-102	Sqft	1,357	9,202,330	9,720,678	(518,348)
T11-102	Sqft	1,357	8,782,507	9,275,120	(492,613)
T11-102	Sqft	1,357	8,298,693	8,298,737	(44)



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T11-102	Sqft	1,357	8,527,374	9,005,189	(477,815)
T11-102	Sqft	1,357	7,748,514	8,420,764	(672,250)
T11-102	Sqft	1,357	7,811,775	8,213,382	(401,607)
T11-102	Sqft	1,357	8,338,950	8,929,626	(590,676)
T11-102	Sqft	1,357	7,886,538	7,886,538	-
T11-102	Sqft	1,357	7,715,925	8,082,170	(366,245)
T11-102	Sqft	1,357	8,078,238	5,257,839	2,820,399
T11-102	Sqft	1,357	8,452,783	8,641,302	(188,519)
T11-102	Sqft	1,357	8,452,783	8,894,448	(441,665)
T11-102	Sqft	1,357	8,452,783	8,894,448	(441,665)
T11-102	Sqft	1,357	8,935,733	9,403,370	(467,637)
T11-102	Sqft	1,357	8,452,783	8,625,151	(172,368)
T11-102	Sqft	1,357	8,293,500	8,729,506	(436,006)
T11-102	Sqft	1,357	7,428,375	7,761,492	(333,117)
T11-102	Sqft	1,357	7,744,680	7,744,680	-
T11-102	Sqft	1,357	9,024,049	9,553,972	(529,923)
		249,678	1,589,000,441	1,586,134,532	2,865,909

Total Carpet Area (sqft) 314,531

Sold - Carpet Area (sqft) 249,678

Balance to be sold Carpet Area (sqft) 64,853

Projected Sales Value for unsold carpet Area 551,248,290

