

**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		1,325,560,079
	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	228,444,284
	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	2,053,435,768
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		2,333,690,050
4	% Completion of Construction Work (as per Project Architect's Certificate)		78%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)		81%



6	Amount which can be withdrawn from the Designated Account [Total Estimated cost (2) * Proportion of cost incurred (5)]	2,333,690,050.33
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	994,294,344
8	Net Amount which can be withdrawn from the deignated Bank account under this certificate	1,339,395,706

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

UID NO 19503056AAAACK1156

Date: 17.07.2019

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)	55,40,44,999
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)	47,10,98,015
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)	121350.74
	(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	1,03,14,81,290
4	Estimated Receivables of ongoing project [2+3(ii)]	1,50,25,79,305
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 Accountant
FRN: 010390N

CA GS KHURANA
Partner
M. No. 503056



Date: 17.07.2019
Place: New Delhi

Sales details

Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T11-102	Sqft	1,145	88,30,260	80,44,923	7,85,337
T11-1002	Sqft	1,145	97,33,339	17,22,968	80,10,371
T11-1103	Sqft	1,145	84,52,783	77,19,355	7,33,428
T11-1101	Sqft	1,145	93,17,350	37,26,940	55,90,410
T11-1102	Sqft	1,145	95,07,133	2,35,159	92,71,974
T11-1202	Sqft	1,145	82,93,500	75,76,000	7,17,500
T11-1201	Sqft	1,145	95,07,133	16,77,727	78,29,406
T11-1302	Sqft	1,145	83,02,500	75,84,100	7,18,400
T11-1301	Sqft	1,145	82,93,500	75,76,000	7,17,500
T11-1402	Sqft	1,145	95,07,133	16,77,727	78,29,406
T11-201	Sqft	1,145	1,00,09,387	17,78,178	82,31,209
T11-202	Sqft	1,145	98,19,604	39,27,842	58,91,762
T11-302	Sqft	1,145	89,24,365	81,43,779	7,80,586
T11-502	Sqft	1,145	97,16,086	38,86,434	58,29,652
T11-501	Sqft	1,145	86,92,236	79,34,864	7,57,372
T11-602	Sqft	1,145	88,17,013	80,47,161	7,69,852
T11-701	Sqft	1,145	98,36,857	17,43,672	80,93,185
T11-801	Sqft	1,145	99,00,118	89,10,107	9,90,011
T11-G02	Sqft	1,145	88,64,766	80,90,137	7,74,629
T12-1103	Sqft	1,145	84,52,783	77,19,355	7,33,428
T12-1104	Sqft	1,145	84,52,783	77,13,855	7,38,928
T12-1102	Sqft	1,145	84,52,783	77,19,355	7,33,428
T12-1204	Sqft	1,145	84,52,783	77,19,355	7,33,428
T12-1203	Sqft	1,145	89,35,733	81,54,009	7,81,724
T12-1303	Sqft	1,145	82,93,500	75,76,000	7,17,500



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T12-201	Sqft	1,145	89,55,037	81,71,383	7,83,654
T12-401	Sqft	1,145	88,86,025	81,02,726	7,83,299
T12-501	Sqft	1,145	88,51,519	80,78,217	7,73,302
T12-502	Sqft	1,145	92,36,836	84,25,002	8,11,834
T12-601	Sqft	1,145	86,57,730	79,03,806	7,53,924
T12-604	Sqft	1,145	92,02,330	83,93,948	8,08,382
T12-701	Sqft	1,145	87,82,507	80,16,107	7,66,400
T12-704	Sqft	1,145	85,27,374	77,86,488	7,40,886
T12-G01	Sqft	1,145	90,24,049	82,33,495	7,90,554
T5-105	Sqft	893	69,79,359	63,67,073	6,12,286
T5-102	Sqft	795	61,46,184	56,05,964	5,40,220
T5-101	Sqft	795	61,46,184	56,05,964	5,40,220
T5-103	Sqft	893	70,93,434	64,69,740	6,23,694
T5-1004	Sqft	795	58,06,632	53,00,370	5,06,262
T5-1001	Sqft	795	59,36,232	54,17,008	5,19,224
T5-1005	Sqft	893	74,55,432	29,82,172	44,73,260
T5-1103	Sqft	893	67,05,579	61,20,671	5,84,908
T5-1102	Sqft	795	57,83,304	52,79,374	5,03,930
T5-1104	Sqft	795	57,83,304	52,79,374	5,03,930
T5-1101	Sqft	795	57,83,304	52,79,374	5,03,930
T5-1105	Sqft	893	67,05,579	61,20,671	5,84,908
T5-1201	Sqft	795	57,83,304	52,79,374	5,03,930
T5-1204	Sqft	795	57,83,304	52,79,374	5,03,930
T5-1203	Sqft	893	68,21,175	16,72,943	51,48,232
T5-1202	Sqft	795	57,83,304	52,79,374	5,03,930
T5-1301	Sqft	795	63,66,504	25,46,602	38,19,902
T5-1304	Sqft	795	58,15,704	53,08,534	5,07,170



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T5-1403	Sqft	893	67,43,604	61,54,894	5,88,710
T5-202	Sqft	795	61,22,856	55,84,972	5,37,884
T5-201	Sqft	795	61,22,856	55,84,970	5,37,886
T5-203	Sqft	893	71,43,627	65,14,915	6,28,712
T5-204	Sqft	795	59,27,370	54,09,032	5,18,338
T5-301	Sqft	795	60,99,528	55,63,976	5,35,552
T5-302	Sqft	795	60,99,528	55,63,976	5,35,552
T5-304	Sqft	795	60,78,024	55,44,620	5,33,404
T5-401	Sqft	795	60,76,200	55,42,980	5,33,220
T5-402	Sqft	795	59,77,914	54,50,107	5,27,807
T5-403	Sqft	893	75,81,675	30,32,670	45,49,005
T5-501	Sqft	795	60,52,872	55,21,984	5,30,888
T5-505	Sqft	893	68,69,847	62,68,513	6,01,334
T5-502	Sqft	795	67,65,672	12,04,335	55,61,337
T5-504	Sqft	795	67,34,568	60,61,110	6,73,458
T5-601	Sqft	795	60,29,544	55,00,988	5,28,556
T5-605	Sqft	893	68,42,469	62,43,873	5,98,596
T5-602	Sqft	795	62,25,240	49,80,192	12,45,048
T5-603	Sqft	893	70,82,465	64,59,869	6,22,596
T5-704	Sqft	795	64,52,040	26,07,220	38,44,820
T5-702	Sqft	795	60,06,216	54,79,994	5,26,222
T5-701	Sqft	795	60,06,216	54,79,994	5,26,222
T5-0703	Sqft	893	71,58,837	65,28,605	6,30,232
T5-801	Sqft	795	59,82,888	54,59,000	5,23,888
T5-802	Sqft	795	59,82,888	54,59,000	5,23,888
T5-804	Sqft	795	64,28,712	25,97,886	38,30,826
T5-805	Sqft	893	68,25,738	62,28,816	5,96,922



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T5-803	Sqft	893	67,87,306	61,94,226	5,93,080
T5-901	Sqft	795	60,35,256	55,06,132	5,29,124
T5-G03	Sqft	893	70,82,787	64,60,159	6,22,628
T6-101	Sqft	795	61,46,184	56,05,966	5,40,218
T6-0102	Sqft	795	67,29,384	26,91,754	40,37,630
T6-0105	Sqft	893	72,47,055	66,07,999	6,39,056
T6-1104	Sqft	795	57,83,304	52,79,374	5,03,930
T6-1105	Sqft	893	68,21,175	62,24,707	5,96,468
T6-1102	Sqft	795	64,96,104	11,50,421	53,45,683
T6-1202	Sqft	795	57,83,304	52,79,373	5,03,931
T6-1204	Sqft	795	58,91,400	53,76,660	5,14,740
T6-1301	Sqft	795	57,83,304	52,79,374	5,03,930
T6-302	Sqft	795	57,83,304	52,79,373	5,03,931
T6-1304	Sqft	795	65,62,200	1,22,994	64,39,206
T6-1402	Sqft	795	57,83,304	52,79,374	5,03,930
T6-201	Sqft	795	61,22,856	55,84,972	5,37,884
T6-202	Sqft	795	61,98,552	56,53,096	5,45,456
T6-301	Sqft	795	60,99,528	55,63,976	5,35,552
T6-302	Sqft	795	66,82,728	26,73,091	40,09,637
T6-401	Sqft	795	60,76,200	55,42,980	5,33,220
T6-0402	Sqft	795	66,59,400	26,63,760	39,95,640
T6-404	Sqft	795	60,54,696	55,23,628	5,31,068
T6-502	Sqft	795	63,79,373	58,15,835	5,63,538
T6-501	Sqft	795	60,52,872	55,21,986	5,30,886
T6-604	Sqft	795	60,63,240	55,31,816	5,31,924
T6-602	Sqft	795	61,05,240	55,69,116	5,36,124
T6-601	Sqft	795	66,14,040	26,45,616	39,68,424



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T6-704	Sqft	795	59,84,712	54,60,642	5,24,070
T6-701	Sqft	795	67,19,016	11,95,003	55,24,013
T6-802	Sqft	795	60,58,584	55,27,126	5,31,458
T6-801	Sqft	795	60,58,584	55,27,124	5,31,460
T6-901	Sqft	795	61,55,256	56,14,130	5,41,126
T6-905	Sqft	893	70,28,031	64,10,876	6,17,155
T6-904	Sqft	795	59,38,056	54,18,652	5,19,404
T6-902	Sqft	795	60,35,256	55,06,132	5,29,124
T7-102	Sqft	795	62,21,880	56,74,092	5,47,788
T7-104	Sqft	795	61,24,680	55,86,612	5,38,068
T7-101	Sqft	795	68,51,208	80,847	67,70,361
T7-1002	Sqft	795	59,36,232	54,17,008	5,19,224
T7-1004	Sqft	795	60,99,528	55,63,976	5,35,552
T7-1001	Sqft	795	67,15,128	13,43,026	53,72,102
T7-1005	Sqft	893	78,75,228	7,23,362	71,51,866
T7-1101	Sqft	795	55,37,589	7,24,603	48,12,986
T7-1104	Sqft	795	58,91,400	1,30,000	57,61,400
T7-1105	Sqft	893	68,31,500	62,34,000	5,97,500
T7-1201	Sqft	795	57,83,304	52,79,374	5,03,930
T7-1204	Sqft	795	58,91,400	53,76,660	5,14,740
T7-1203	Sqft	893	76,57,725	68,91,953	7,65,772
T7-1305	Sqft	893	69,73,275	63,61,597	6,11,678
T7-1301	Sqft	795	58,59,000	53,47,500	5,11,500
T7-1302	Sqft	795	64,96,104	11,50,421	53,45,683
T7-0205	Sqft	893	72,95,727	66,51,805	6,43,922
T7-0201	Sqft	795	61,98,552	56,53,698	5,45,454
T7-202	Sqft	795	61,98,552	56,53,698	5,45,454



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T7-203	Sqft	893	79,04,127	7,24,603	71,79,524
T7-301	Sqft	795	60,99,528	55,63,976	5,35,552
T7-0305	Sqft	893	75,94,197	30,37,679	45,56,518
T7-304	Sqft	795	60,78,024	55,44,622	5,33,402
T7-303	Sqft	893	78,76,749	6,90,000	71,86,749
T7-401	Sqft	795	58,30,485	53,21,837	5,08,648
T7-405	Sqft	893	71,39,196	65,10,928	6,28,268
T7-0501	Sqft	795	65,84,972	26,33,988	39,50,984
T7-505	Sqft	893	73,27,668	66,80,552	6,47,116
T7-502	Sqft	795	68,31,768	54,31,840	13,99,928
T7-601	Sqft	795	57,83,829	52,79,847	5,03,982
T7-602	Sqft	795	61,05,240	55,35,962	5,69,278
T7-605	Sqft	893	69,83,922	62,76,851	7,07,071
T7-701	Sqft	795	60,06,216	54,79,994	5,26,222
T7-705	Sqft	893	75,75,591	30,30,236	45,45,355
T7-702	Sqft	795	60,81,912	55,48,118	5,33,794
T7-704	Sqft	795	66,87,912	1,05,000	65,82,912
T7-805	Sqft	893	68,63,763	62,63,037	6,00,726
T7-801	Sqft	795	59,82,888	54,55,070	5,27,818
T7-802	Sqft	795	60,58,584	55,16,063	5,42,521
T7-803	Sqft	893	68,28,780	62,31,552	5,97,228
T7-901	Sqft	795	59,59,560	54,38,004	5,21,556
T7-902	Sqft	795	66,72,360	11,85,672	54,86,688
T7-904	Sqft	795	66,41,256	59,77,131	6,64,125
T7-905	Sqft	893	76,63,809	68,97,429	7,66,380
T7-403	Sqft	893	71,26,896	35,53,448	35,63,448
T11-101	Sqft	1,145	82,85,274	57,99,690	24,85,582



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T7-G05	Sqft	1,145	61,20,945	42,84,661	18,36,284
T12-804	Sqft	1,145	77,48,514	54,23,960	23,24,554
T12-104	Sqft	893	77,48,514	54,23,960	23,24,554
T-11-702	Sqft	1,145	81,47,250	56,78,633	24,68,617
T-11-802	Sqft	1,145	81,47,250	56,78,633	24,68,617
T-11-902	Sqft	1,145	81,47,250	57,03,075	24,44,175
T-12-101	Sqft	1,145	81,47,250	40,00,091	41,47,159
T-5-G05	Sqft	893	60,84,000	42,58,800	18,25,200
T-6-1405	Sqft	893	70,49,325	63,08,840	7,40,485
T-7-105	Sqft	893	60,84,000	42,58,800	18,25,200
T-12-103	Sqft	1,145	76,68,000	53,67,600	23,00,400
T-5-705	Sqft	893	60,84,000	42,58,800	18,25,200
T-6-104	Sqft	795	49,76,640	47,27,808	2,48,832
T-6-204	Sqft	795	49,76,640	47,27,808	2,48,832
T-6-304	Sqft	795	51,84,000	20,03,608	31,80,392
T-6-405	Sqft	893	60,84,000	42,58,800	18,25,200
T-7-204	Sqft	795	51,84,000	36,28,800	15,55,200
T-11-402	Sqft	1,145	83,38,950	58,37,265	25,01,685
T-12-603	Sqft	1,145	76,00,905	52,67,428	23,33,477
T-5-503	Sqft	893	60,84,000	42,58,800	18,25,200
T-6-503	Sqft	893	60,84,000	42,12,790	18,71,210
T-7-402	Sqft	795	55,96,128	39,17,289	16,78,839
T-5-104	Sqft	795	53,44,704	21,37,882	32,06,822
T-6-1004	Sqft	795	51,84,000	20,73,600	31,10,400
T-11-G01	Sqft	1,145	87,22,350	34,88,940	52,33,410
T-12-1001	Sqft	1,145	83,38,950	33,35,580	50,03,370
T-12-G04	Sqft	1,145	75,04,000	52,28,900	22,75,100



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T-6-1101	Sqft	795	56,37,600	22,55,040	33,82,560
T-6-1201	Sqft	795	53,78,400	1,30,000	52,48,400
T-6-705	Sqft	893	63,88,200	25,55,280	38,32,920
T-6-G05	Sqft	893	65,40,300	26,16,120	39,24,180
T-7-1405	Sqft	893	62,36,100	24,94,440	37,41,660
T-11-901	Sqft	1,145	80,89,740	(7,34,856)	88,24,596
T-12-1004	Sqft	1,145	77,15,925	30,86,371	46,29,554
T-12-204	Sqft	1,145	80,51,400	32,20,560	48,30,840
T-7-1103	Sqft	893	61,22,025	24,48,811	36,73,214
T-7603	Sqft	893	62,74,125	25,09,651	37,64,474
T-11-204	Sqft	1,145	78,79,349	31,51,740	47,27,609
T-12-504	Sqft	1,145	81,95,175	32,78,071	49,17,104
T-11-0601	Sqft	1,145	80,03,475	79,52,775	50,700
T-12-0904	Sqft	1,145	78,11,775	22,94,213	55,17,562
T-5-1003	Sqft	893	60,45,975	5,50,216	54,95,759
T-5-1303	Sqft	893	60,45,975	17,75,725	42,70,250
T-6-0605	Sqft	893	61,98,075	18,59,422	43,38,653
T-6-702	Sqft	795	57,23,628	73,971	56,49,657
T-7-1205	Sqft	893	60,45,975	18,13,793	42,32,182
T-7-0504	Sqft	795	55,46,880	1,00,000	54,46,880
T-12-1403	Sqft	1,145	74,28,375	60,439	73,67,936
T-5-205	Sqft	893	67,13,694	3,98,531	63,15,163
T-6-103	Sqft	893	65,61,594	63,980	64,97,614
T-7-103	Sqft	893	65,61,594	3,04,441	62,57,153
T-7-1404	Sqft	795	54,17,280	4,92,732	49,24,548
		1,93,180	1,46,53,92,359	99,42,94,344	47,10,98,015



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
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Total Carpet Area (sqft) 3,14,531

Sold - Carpet Area (sqft) 1,93,180

Balance to be sold Carpet Area (sqft) 1,21,351

Projected Sales Value for unsold carpet Area 1,03,14,81,290

