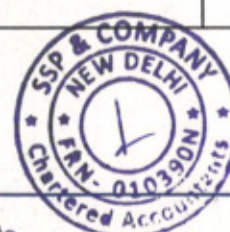


**CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**

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 accomodation or rent in lieu of Transit Accomodation 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		1,369,016,214
	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	236,233,634
	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	2,104,681,253
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		2,384,935,536
4	% Completion of Construction Work (as per Project Architect's Certificate)		79.95%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)		83%



6	Amount which can be withdrawn from the Designated Account [Total Estimated cost (2) * Proportion of cost incurred (5)]	2,384,935,535.80
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	1,390,641,191

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 19503056AAAAFM8082

Date: 22.10.2019

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)	502,799,514
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)	471,098,015
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	1,031,481,290
4	Estimated Receivables of ongoing project [2+3(ii)]	1,502,579,305
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 Accountants

FRN: 010390N

CA GS KHURANA

Partner

M. No. 503056



Date: 22.10.2019

Place: New Delhi

Sales details

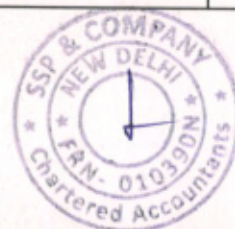
Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T11-102	Sqft	1,145	8,830,260	8,044,923	785,337
T11-1002	Sqft	1,145	9,733,339	1,722,968	8,010,371
T11-1103	Sqft	1,145	8,452,783	7,719,355	733,428
T11-1101	Sqft	1,145	9,317,350	3,726,940	5,590,410
T11-1102	Sqft	1,145	9,507,133	235,159	9,271,974
T11-1202	Sqft	1,145	8,293,500	7,576,000	717,500
T11-1201	Sqft	1,145	9,507,133	1,677,727	7,829,406
T11-1302	Sqft	1,145	8,302,500	7,584,100	718,400
T11-1301	Sqft	1,145	8,293,500	7,576,000	717,500
T11-1402	Sqft	1,145	9,507,133	1,677,727	7,829,406
T11-201	Sqft	1,145	10,009,387	1,778,178	8,231,209
T11-202	Sqft	1,145	9,819,604	3,927,842	5,891,762
T11-302	Sqft	1,145	8,924,365	8,143,779	780,585
T11-502	Sqft	1,145	9,716,086	3,886,434	5,829,652
T11-501	Sqft	1,145	8,692,236	7,934,864	757,372
T11-602	Sqft	1,145	8,817,013	8,047,161	769,852
T11-701	Sqft	1,145	9,836,857	1,743,672	8,093,185
T11-801	Sqft	1,145	9,900,118	8,910,107	990,011
T11-G02	Sqft	1,145	8,864,766	8,090,137	774,629
T12-1103	Sqft	1,145	8,452,783	7,719,355	733,428
T12-1104	Sqft	1,145	8,452,783	7,713,855	738,928
T12-1102	Sqft	1,145	8,452,783	7,719,355	733,428



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T12-1204	Sqft	1,145	8,452,783	7,719,355	733,423
T12-1203	Sqft	1,145	8,935,733	8,154,009	781,724
T12-1303	Sqft	1,145	8,293,500	7,576,000	717,500
T12-201	Sqft	1,145	8,955,037	8,171,383	783,654
T12-401	Sqft	1,145	8,886,025	8,102,726	783,299
T12-501	Sqft	1,145	8,851,519	8,078,217	773,302
T12-502	Sqft	1,145	9,236,836	8,425,002	811,834
T12-601	Sqft	1,145	8,657,730	7,903,806	753,924
T12-604	Sqft	1,145	9,202,330	8,393,948	808,382
T12-701	Sqft	1,145	8,782,507	8,016,107	766,400
T12-704	Sqft	1,145	8,527,374	7,786,488	740,885
T12-G01	Sqft	1,145	9,024,049	8,233,495	790,554
T5-105	Sqft	893	6,979,359	6,367,073	612,285
T5-102	Sqft	795	6,146,184	5,605,964	540,220
T5-101	Sqft	795	6,146,184	5,605,964	540,220
T5-103	Sqft	893	7,093,434	6,469,740	623,694
T5-1004	Sqft	795	5,806,632	5,300,370	506,262
T5-1001	Sqft	795	5,936,232	5,417,008	519,224
T5-1005	Sqft	893	7,455,432	2,982,172	4,473,260
T5-1103	Sqft	893	6,705,579	6,120,671	584,908
T5-1102	Sqft	795	5,783,304	5,279,374	503,930
T5-1104	Sqft	795	5,783,304	5,279,374	503,930
T5-1101	Sqft	795	5,783,304	5,279,374	503,930
T5-1105	Sqft	893	6,705,579	6,120,671	584,908



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T5-1201	Sqft	795	5,783,304	5,279,374	503,930
T5-1204	Sqft	795	5,783,304	5,279,374	503,930
T5-1203	Sqft	893	6,821,175	1,672,943	5,148,232
T5-1202	Sqft	795	5,783,304	5,279,374	503,930
T5-1301	Sqft	795	6,366,504	2,546,602	3,819,902
T5-1304	Sqft	795	5,815,704	5,308,534	507,170
T5-1403	Sqft	893	6,743,604	6,154,894	588,710
T5-202	Sqft	795	6,122,856	5,584,972	537,884
T5-201	Sqft	795	6,122,856	5,584,970	537,885
T5-203	Sqft	893	7,143,627	6,514,915	628,712
T5-204	Sqft	795	5,927,370	5,409,032	518,333
T5-301	Sqft	795	6,099,528	5,563,976	535,552
T5-302	Sqft	795	6,099,528	5,563,976	535,552
T5-304	Sqft	795	6,078,024	5,544,620	533,404
T5-401	Sqft	795	6,076,200	5,542,980	533,220
T5-402	Sqft	795	5,977,914	5,450,107	527,807
T5-403	Sqft	893	7,581,675	3,032,670	4,549,005
T5-501	Sqft	795	6,052,872	5,521,984	530,888
T5-505	Sqft	893	6,869,847	6,268,513	601,334
T5-502	Sqft	795	6,765,672	1,204,335	5,561,337
T5-504	Sqft	795	6,734,568	6,061,110	673,453
T5-601	Sqft	795	6,029,544	5,500,988	528,555
T5-605	Sqft	893	6,842,469	6,243,873	598,595
T5-602	Sqft	795	6,225,240	4,980,192	1,245,043



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T5-603	Sqft	893	7,082,465	6,459,869	622,595
T5-704	Sqft	795	6,452,040	2,607,220	3,844,820
T5-702	Sqft	795	6,006,216	5,479,994	526,222
T5-701	Sqft	795	6,006,216	5,479,994	526,222
T5-0703	Sqft	893	7,158,837	6,528,605	630,232
T5-801	Sqft	795	5,982,888	5,459,000	523,888
T5-802	Sqft	795	5,982,888	5,459,000	523,888
T5-804	Sqft	795	6,428,712	2,597,886	3,830,825
T5-805	Sqft	893	6,825,738	6,228,816	596,922
T5-803	Sqft	893	6,787,306	6,194,226	593,080
T5-901	Sqft	795	6,035,256	5,506,132	529,124
T5-G03	Sqft	893	7,082,787	6,460,159	622,628
T6-101	Sqft	795	6,146,184	5,605,966	540,218
T6-0102	Sqft	795	6,729,384	2,691,754	4,037,630
T6-0105	Sqft	893	7,247,055	6,607,999	639,055
T6-1104	Sqft	795	5,783,304	5,279,374	503,930
T6-1105	Sqft	893	6,821,175	6,224,707	596,468
T6-1102	Sqft	795	6,496,104	1,150,421	5,345,683
T6-1202	Sqft	795	5,783,304	5,279,373	503,931
T6-1204	Sqft	795	5,891,400	5,376,660	514,740
T6-1301	Sqft	795	5,783,304	5,279,374	503,930
T6-302	Sqft	795	5,783,304	5,279,373	503,931
T6-1304	Sqft	795	6,562,200	122,994	6,439,205
T6-1402	Sqft	795	5,783,304	5,279,374	503,930



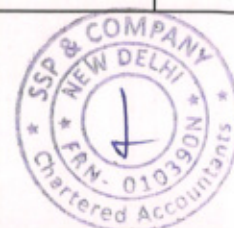
Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T6-201	Sqft	795	6,122,856	5,584,972	537,884
T6-202	Sqft	795	6,198,552	5,653,096	545,455
T6-301	Sqft	795	6,099,528	5,563,976	535,552
T6-302	Sqft	795	6,682,728	2,673,091	4,009,637
T6-401	Sqft	795	6,076,200	5,542,980	533,220
T6-0402	Sqft	795	6,659,400	2,663,760	3,995,640
T6-404	Sqft	795	6,054,696	5,523,628	531,068
T6-502	Sqft	795	6,379,373	5,815,835	563,538
T6-501	Sqft	795	6,052,872	5,521,986	530,885
T6-604	Sqft	795	6,063,240	5,531,316	531,924
T6-602	Sqft	795	6,105,240	5,569,116	536,124
T6-601	Sqft	795	6,614,040	2,645,616	3,968,424
T6-704	Sqft	795	5,984,712	5,460,642	524,070
T6-701	Sqft	795	6,719,016	1,195,003	5,524,013
T6-802	Sqft	795	6,058,584	5,527,126	531,458
T6-801	Sqft	795	6,058,584	5,527,124	531,460
T6-901	Sqft	795	6,155,256	5,614,130	541,125
T6-905	Sqft	893	7,028,031	6,410,876	617,155
T6-904	Sqft	795	5,938,056	5,418,652	519,404
T6-902	Sqft	795	6,035,256	5,506,132	529,124
T7-102	Sqft	795	6,221,880	5,674,092	547,788
T7-104	Sqft	795	6,124,680	5,586,612	538,068
T7-101	Sqft	795	6,851,208	80,847	6,770,361
T7-1002	Sqft	795	5,936,232	5,417,008	519,224



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T7-1004	Sqft	795	6,099,528	5,563,976	535,552
T7-1001	Sqft	795	6,715,128	1,343,026	5,372,102
T7-1005	Sqft	893	7,875,228	723,362	7,151,865
T7-1101	Sqft	795	5,537,589	724,603	4,812,985
T7-1104	Sqft	795	5,891,400	130,000	5,761,400
T7-1105	Sqft	893	6,831,500	6,234,000	597,500
T7-1201	Sqft	795	5,783,304	5,279,374	503,930
T7-1204	Sqft	795	5,891,400	5,376,660	514,740
T7-1203	Sqft	893	7,657,725	6,891,953	765,772
T7-1305	Sqft	893	6,973,275	6,361,597	611,678
T7-1301	Sqft	795	5,859,000	5,347,500	511,500
T7-1302	Sqft	795	6,496,104	1,150,421	5,345,683
T7-0205	Sqft	893	7,295,727	6,651,805	643,922
T7-0201	Sqft	795	6,198,552	5,653,098	545,454
T7-202	Sqft	795	6,198,552	5,653,098	545,454
T7-203	Sqft	893	7,904,127	724,603	7,179,524
T7-301	Sqft	795	6,099,528	5,563,976	535,552
T7-0305	Sqft	893	7,594,197	3,037,679	4,556,518
T7-304	Sqft	795	6,078,024	5,544,622	533,402
T7-303	Sqft	893	7,876,749	690,000	7,186,749
T7-401	Sqft	795	5,830,485	5,321,837	508,648
T7-405	Sqft	893	7,139,196	6,510,928	628,268
T7-0501	Sqft	795	6,584,972	2,633,988	3,950,984
T7-505	Sqft	893	7,327,668	6,680,552	647,115



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T7-502	Sqft	795	6,831,768	5,431,840	1,399,923
T7-601	Sqft	795	5,783,829	5,279,847	503,982
T7-602	Sqft	795	6,105,240	5,535,962	569,273
T7-605	Sqft	893	6,983,922	6,276,851	707,071
T7-701	Sqft	795	6,006,216	5,479,994	526,222
T7-705	Sqft	893	7,575,591	3,030,236	4,545,355
T7-702	Sqft	795	6,081,912	5,548,118	533,794
T7-704	Sqft	795	6,687,912	105,000	6,582,912
T7-805	Sqft	893	6,863,763	6,263,037	600,726
T7-801	Sqft	795	5,982,888	5,455,070	527,818
T7-802	Sqft	795	6,058,584	5,516,063	542,521
T7-803	Sqft	893	6,828,780	6,231,552	597,223
T7-901	Sqft	795	5,959,560	5,438,004	521,556
T7-902	Sqft	795	6,672,360	1,185,672	5,486,688
T7-904	Sqft	795	6,641,256	5,977,131	664,125
T7-905	Sqft	893	7,663,809	6,897,429	766,380
T7-403	Sqft	893	7,126,896	3,563,448	3,563,448
T11-101	Sqft	1,145	8,285,274	5,799,692	2,485,582
T7-G05	Sqft	1,145	6,120,945	4,284,661	1,836,284
T12-804	Sqft	1,145	7,748,514	5,423,960	2,324,554
T12-104	Sqft	893	7,748,514	5,423,960	2,324,554
T-11-702	Sqft	1,145	8,147,250	5,678,633	2,468,617
T-11-802	Sqft	1,145	8,147,250	5,678,633	2,468,617
T-11-902	Sqft	1,145	8,147,250	5,703,075	2,444,175



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T-12-101	Sqft	1,145	8,147,250	4,000,091	4,147,159
T-5-G05	Sqft	893	6,084,000	4,258,800	1,825,200
T-6-1405	Sqft	893	7,049,325	6,308,840	740,485
T-7-105	Sqft	893	6,084,000	4,258,800	1,825,200
T-12-103	Sqft	1,145	7,668,000	5,367,600	2,300,400
T-5-705	Sqft	893	6,084,000	4,258,800	1,825,200
T-6-104	Sqft	795	4,976,640	4,727,808	248,832
T-6-204	Sqft	795	4,976,640	4,727,808	248,832
T-6-304	Sqft	795	5,184,000	2,003,608	3,180,392
T-6-405	Sqft	893	6,084,000	4,258,800	1,825,200
T-7-204	Sqft	795	5,184,000	3,628,800	1,555,200
T-11-402	Sqft	1,145	8,338,950	5,837,265	2,501,685
T-12-603	Sqft	1,145	7,600,905	5,267,428	2,333,477
T-5-503	Sqft	893	6,084,000	4,258,800	1,825,200
T-6-503	Sqft	893	6,084,000	4,212,790	1,871,210
T-7-402	Sqft	795	5,596,128	3,917,289	1,678,839
T-5-104	Sqft	795	5,344,704	2,137,882	3,206,822
T-6-1004	Sqft	795	5,184,000	2,073,600	3,110,400
T-11-G01	Sqft	1,145	8,722,350	3,488,940	5,233,410
T-12-1001	Sqft	1,145	8,338,950	3,335,580	5,003,370
T-12-G04	Sqft	1,145	7,504,000	5,228,900	2,275,100
T-6-1101	Sqft	795	5,637,600	2,255,040	3,382,560
T-6-1201	Sqft	795	5,378,400	130,000	5,248,400
T-6-705	Sqft	893	6,388,200	2,555,280	3,832,920



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
T-6-G05	Sqft	893	6,540,300	2,616,120	3,924,180
T-7-1405	Sqft	893	6,236,100	2,494,440	3,741,660
T-11-901	Sqft	1,145	8,089,740	(734,856)	8,824,595
T-12-1004	Sqft	1,145	7,715,925	3,086,371	4,629,554
T-12-204	Sqft	1,145	8,051,400	3,220,560	4,830,840
T-7-1103	Sqft	893	6,122,025	2,448,811	3,673,214
T-7603	Sqft	893	6,274,125	2,509,651	3,764,474
T-11-204	Sqft	1,145	7,879,349	3,151,740	4,727,609
T-12-504	Sqft	1,145	8,195,175	3,278,071	4,917,104
T-11-0601	Sqft	1,145	8,003,475	7,952,775	50,700
T-12-0904	Sqft	1,145	7,811,775	2,294,213	5,517,562
T-5-1003	Sqft	893	6,045,975	550,216	5,495,759
T-5-1303	Sqft	893	6,045,975	1,775,725	4,270,250
T-6-0605	Sqft	893	6,198,075	1,859,422	4,338,653
T-6-702	Sqft	795	5,723,628	73,971	5,649,657
T-7-1205	Sqft	893	6,045,975	1,813,793	4,232,182
T-7-0504	Sqft	795	5,546,880	100,000	5,446,880
T-12-1403	Sqft	1,145	7,428,375	60,439	7,367,935
T-5-205	Sqft	893	6,713,694	398,531	6,315,163
T-6-103	Sqft	893	6,561,594	63,980	6,497,614
T-7-103	Sqft	893	6,561,594	304,441	6,257,153
T-7-1404	Sqft	795	5,417,280	492,732	4,924,548
		193,180	1,465,392,359	994,294,344	471,098,015



Unit No.	Unit of Measure	Carpet Area	Sales Value	Collection	Balance to be collect
----------	-----------------	-------------	-------------	------------	-----------------------

Total Carpet Area (sqft) 314,531

Sold - Carpet Area (sqft) 193,180

Balance to be sold Carpet Area (sqft) 121,351

Projected Sales Value for unsold carpet Ar 1,031,481,290

