

Form 4

[see rule 5 (1) (a) (ii)]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project viz. ("Aurelia Vaddo")
being undertaken by

RERA Registration Number PRGO09201200

Sr. No.			Particulars	Amount (Rs.)	
				Estimated	Cost 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	4,48,29,867	4,48,29,867
		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	40,04,360	40,04,360
		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 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 of 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	4,88,34,227	4,88,34,227
	ii.		Development Cost/ Cost of Construction		
		a.	(i) Estimated Cost of Construction as certified by Engineer	5,19,92,908	11,01,87,129
			(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA as on 31/12/2022	-	11,01,87,129
			Note : (for adding to 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 (ii) above, i.e. salaries, consultants 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. All costs directly incurred to complete the construction of the entire phase of the project registered.	1,44,22,687	2,25,88,797
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	-	6,62,659
	c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-	-
Sub-Total of Development Cost			6,64,15,595	13,34,38,585
Total cost			11,52,49,822	18,22,72,812
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	11,52,49,822	
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		18,22,72,812
4		% completion of Construction Work (as per Project Architect's Certificate)		99%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		158.15%
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		18,22,72,812
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		16,12,35,292
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		2,10,37,520

Note 1 The expression "incurred" would mean amount of product or service received creating a debt in favour of a supplier or seller and shall also include the amount of product or service received against payment.

Note 2 As the actual cost which has been incurred is more than the estimated cost, company is advised to change the estimated cost at RERA Portal in the due course. Further, as per management Estimated Receivables of ongoing project is more than the estimated balance cost to complete the project.

For APKG & Co
Chartered Accountants



Kapil Kumar Gokharu
MN 148792
FRN 135547W
Date 31/12/2022
UDIN 23148792BGWJEY2297



Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr No	Flat No	Carpet Area (In Sq Mts)	Unit Consideration as per agreement /Letter of allotment	Received amount	Balance Receivable
1	A	196 sq. mtrs.	4,54,00,000	3,78,00,000	76,00,000
2	B	171 sq. mtrs	3,24,00,000	2,66,00,000	58,00,000
3	C	171 sq. mtrs	3,68,00,000	3,04,00,000	64,00,000
4	D	182 sq. mtrs	4,06,00,000	3,35,60,000	70,40,000
5	E	212.3 sq.mtrs	6,25,00,000	5,17,00,000	1,08,00,000
6	F	248 sq. mtrs	4,52,50,000	3,81,12,286	71,37,714
7	G	182 sq. mtrs	3,41,00,000	2,80,00,000	61,00,000

(Unsold Inventory Valuation)

Ready Recknor Rate or Rate as ascertained by a registered valuer on the date of issuance of
Certificate of the Residential / commercial premises

Sr No	Flat No	Carpet Area (In Sq Mts)	Unit Consideration as per Ready Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of certificate
1			
2			
3			
4			

