

## 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.	<b>Land Cost</b>		
	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.	<b>Under Rehabilitation scheme:</b>		-
		(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		
		<b>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>		
		(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.		
		<b>Sub-Total of LAND COST</b>	<b>4,88,34,227</b>	<b>4,88,34,227</b>
	ii.	<b>Development Cost/ Cost of Construction</b>		
	a.	(i) Estimated Cost of Construction as certified by Engineer	5,19,92,908	-
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA as on 04/10/2022	-	6,00,54,598
		<b>Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>	-	-

for on

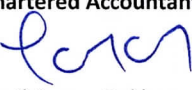


		(iii) On-site expenditure for development of entire project excluding cost of construction as per (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including 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	1,62,89,334
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		6,62,349
	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.	-	-
<b>Sub-Total of Development Cost</b>			<b>6,64,15,595</b>	<b>7,70,06,281</b>
<b>Total cost</b>			<b>11,52,49,822</b>	<b>12,58,40,508</b>
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		12,58,40,508
4		% completion of Construction Work (as per Project Architect's Certificate)	25.5% as per certificate from architect dated 30.09.2022	
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)	109.19%	
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	12,58,40,508	
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	8,78,53,746	
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,79,86,762	

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 The data has been considered till 04.10.2022.

**For APKG & Co**  
**Chartered Accountants**

  
Kapil Kumar Gokharu  
MN 148792  
FRN 135547W  
Date 25.11.2022  
UDIN 22148792BECQWU6394



## 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	3,45,00,000	1,09,00,000
2	B	171 sq. mtrs	3,24,00,000	2,45,00,000	79,00,000
3	C	171 sq. mtrs	3,68,00,000	2,80,00,000	88,00,000
4	D	182 sq. mtrs	4,06,00,000	3,07,40,000	98,60,000
5	E	212.3 sq.mtrs	6,25,00,000	4,70,00,000	1,55,00,000
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	2,58,00,000	83,00,000

#### (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			

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