

DLF LIMITED
DLF AVENUE GOA PROJECT – QPR & SUBSEQUENT WITHDRAWAL OF MONEY
(AS ON MARCH 31' 2024)

Real Estate Project is being Developed by M/s DLF Ltd, Goa IRERA Registration Number - PRGO10232091

Sr. No.		Particulars	Amount (Rs. In Crs.)	
			Estimated	Incurred till 31.03.2024
1	I.	Land Cost:		
	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost including approval & other cost in the nature of historical cost	215.74	200.72
	b.	Amount of Premium payable to obtain development rights, FAR, additional FAR, 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)		
	b.	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		
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	g.	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 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,	NA	NA
		(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.	NA	NA
		Sub-Total of LAND COST	215.74	195.41

ii.	Development Cost / Cost of Construction:		
a.	(i) Cost of Construction as certified by Chartered Engineer as on March 31' 2023 (certificate dated March 31' 2024),	455.84	156.93
	(ii) Cost of construction incurred as per the books of accounts as verified by the CA	455.84	151.62
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	455.84	151.62
	(iii) On-site expenditure incurred for development of project or phase of the project registered 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. excluding cost of construction as per (i) or (ii) above		
	(iv) Off-Site expenditure incurred for development of project or phase of the project including all costs directly or indirectly incurred to complete the construction of the entire project or phase of the project registered.		
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 institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
	Sub-Total of Development Cost	455.84	151.62
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	671.58	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		352.34
4	% Completion of Construction Work (as per Project Architect's Certificate) (Refer Form-1 issued by Jairaj A. Nevrekar dated 31.03.2024)		Refer Annexure 1
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		52.46 %
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		352.34
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		0
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		352.34

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for DLF Limited, 3rd Floor, shopping mall, Arjun Marg, DLF City Phase-1, Gurugram, Haryana-122001, and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

For H D SACHDEVA & ASSOCIATES
Chartered Accountants

(Harsh Deep Sachdeva)
Proprietor
M. No. 090181
UDIN: 24090181BKEOZX4916
Dated: April 23, 2024