CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of HM ENCLAVE

Sr. No			Particular	Amount (In Rs.) Estimated	Amount (In Rs.) Incurred
1	i		**Land Cost:**		
		a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable onLand Cost and legal cost	1,10,00,000	92,43,200
		b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any otherincentive under DCR from Local Authority or StateGovernment or any Statutory Authority	25,00,000	15,01,631
		c.	Acquisition cost of TDR (if any)	14,15,210	14,15,210
		d	Amounts payable to State Government or competentauthority or any other statutory authority of the State orCentral Government, towards stamp duty, transfer charges, registration fees etc; and	0	0
		e	Land Premium payable as per annual statement of rates(ASR) for redevelopment of land owned by public authorities.	NA	NA
		f	Under Rehabilitation scheme:	NA	NA
		i)	Estimated construction cost of rehab buildingincluding site development and infrastructure for the sameas certified by Engineer.	NA	NA
		ii)	Actual Cost of construction of rehab building incurredas per the books of accounts as verified by the CA	NA	NA
		iii)	Cost towards clearance of all or any encumbrances including 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 andsecurity deposits or maintenance deposit, or any amountwhatsoever payable to any authorities towards and in project of rehabilitation.	NA	NA
			Sub – Total of LAND COST	**1,57,15,210**	**1,23,47,812**
	ii)		**<u>Development Cost/ Cost of Construction :</u>**		
		a)	(i) Estimated Cost of Construction as certified by Engineer	1,55,80,890	0
			ii) Actual Cost of Construction incurred as per book of Accounts as verified by the CA	1,60,00,000	0
			iii) a] On site expenditure for development of entire project excluding cost of construction as per (ii) above i.e salaries , consultants fees , site overheads , cost of services (including water , electricity , sewerage) , cost of machineries and equipment including its hire and maintenance costs , consumable etc. All costs are directly incurred to complete the construction of the building / wings of the project registered.	15,00,000	10,00,000
			iii) b] Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.	8,00,000	1,87,771
			iii) 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 .	0	0
			Sub – Total of Development Cost	**1,78,80,890**	**11,87,771**
2.			**Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column**	3,35,96,100	
3.			**Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column**	1,35,35,583	
4.			% completion of Construction Work (as per Project Architect's Certificate)	0%	

5.			Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3 / Sr.2 %)	40.29%
6.			Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1,35,35,868
			Less: Amount withdrawn till date of this certificate as Per the Books of Accounts and Bank Statement	0
7.			Net Amount which can be withdrawn from the Designated Bank-Account under this certificate	1,35,35,868

This certificate is being issued for RERA compliance for **HM INFRA** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

(Membership Number ……)

_____

Name

(ADDITIONAL INFORMATION FOR ONGOING PROJECT)

1. Estimated Balance Cost to Complete the Real Estate Project(Difference of Total Estimated Project cost less Cost incurred)

Rs. 2,00,60,517

2. Balance amount of receivables from sold apartments as per Annexure A.

0

3.(i) Balance Unsold area

965.563 Sqmtrs

(ii) Estimated amount of sales proceeds in respect of unsold apartments

Rs. 3,86,22,480

As per Annexure A to this certificate

4. Estimated receivables of ongoing project. Sum of 2 + 3(ii)

Rs. 3,86,22,480

5. Amount to be deposited in Designated Account

70%

This certificate is being issued for RERA compliance for the Company **HM INFRA** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

(Membership Number ……)

_____

Name

Annexure A

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

Residential:

Sr. No.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
	Total	**0**	**0**	**0**	**0**

Commercial :

Sr. No.	Office No	Carpet Area (In sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
	Total	**0**	**0**	**0**	0

(Unsold Inventory Valuation)
Ready Recknor Rate as Rate as on date of Certificate
Of the Residential premises Rs.40,000 per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
	101,102,103,104,210,202,203,204	448.288	1,79,31,520
	301,302,303,304,401,402,403,404	448.288	1,79,31,520
	Total	896.576	3.58.63,040

Commercial

Sr. No.	Office / Shop No	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
	1,2,3,4	68.986	27,59,440
	Total	68.986	27,59,440