



**CHARTERED ACCOUNTANT CERTIFICATE**

**(FOR SUBSEQUENT WITHDRAWAL OF MONEY AS PER SECTION 4(2) OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016)**

**Real Estate Project Name:-**

**THE SUITES**

**Real Estate Project Registration Number:-**

**UPRERAPRJ2373**

S. No.	Particulars	Amount INR	
		Estimated	Incurred
I. 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	758,578,578	325,565,774
	Amount of Premium payable to obtain development rights, FSI, fungible area, and any		
b)	other incentive under DCR from Local Authority or State Government or any Statutory Authority.	-	-
c)	Acquisition cost of TDR (if any)	-	-
	Amounts payable to State Government or competent authority or any other statutory		
d)	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 development 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	-	-
	<i>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</i>	-	-
	Cost towards clearance of land of all or any encumbrances including cost of removal of		
iii)	legal / illegal occupants, cost for providing temporary transit accommodation or rent in lien of Transit accommodation, overhead cost,	-	-
	Cost of ASR linked premium, fees, charges and security deposits or maintenance		
iv)	deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
Sub Total of Land Cost (INR)		758,578,578	325,565,774

**ii Development Cost / Cost of Construction:**

a. (i)	Estimated Cost of Construction as certified by Engineer	2,126,506,000	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		143,737,123
	<i>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</i>		
(iii)	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, consumables etc.	243,025,581	56,340,262
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		





S. No.	Particulars	Amount INR	
		Estimated	Incurred
	b) Payment of Taxes, cess, fees, charges, premiums interest etc. to any statutory Authority.	78,170,362	78,170,362
	Principal sum and interest payable to financial institutions, schedule banks, non banking		
	c) financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	74,373,495	44,434,383
	<b>Sub Total of Development Cost (INR)</b>	<b>2,522,075,437</b>	<b>322,682,129</b>
2	<b>Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column</b>		3,280,654,015
3	<b>Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column</b>		648,247,904
4	% completion of Construction Work (as per <b>Project Architect's Certificate</b> )	32%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3 / 2 %)	20%	
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred (S.No. 2 X S. No. 5)		648,247,904
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement Add : 30% Free Amount		427,760,544
8	<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate (INR)</b>		<b>220,487,360</b>

This certificate is being issued for RERA compliance of **AR Landcraft LLP** (The " **LLP** ") and is based on the records and documents produced before me and explanations provided to me by the LLP management for withdrawal of amounts realised for real estate project from allottees in order to cover cost of construction and the land cost incurred till **31.03.2018**.

For Singhal Jain & Associates  
Chartered Accountants

Firm Registration Number :- 024487N

*Ankit Jain*

Ankit Jain

Partner

Membership Number :- 517984

Dated :- 13-04-2018

Place :- Delhi

