

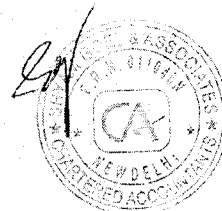
**SHYAM GOEL & ASSOCIATES**  
CHARTERED ACCOUNTANTS

522, Somdatt Chambers-II,  
9 Bhikaji Cama Place,  
New Delhi-110066  
PH.: (O) 26162716  
(M) 9891247778

**TO WHOMSOEVER IT MAY CONCERN**

**SUBJECT :** Certificate of amount incurred on project " World Residency" for construction of 3 Tower/ Block/ Building (s) of Group housing , situated on Khasra No. 338,340,341 & 675(M), Indrapuram Vistar Yojna, Ghaziabad , U.P. demarcated by its boundaries ( latitude and longitude of the end points) to the North, to the South ,to the East, to the West of Village , Development Authority, District Ghaziabad, admeasuring sq. meter area , being developed by M/s Real Anchor Developers Pvt. Ltd. having RERA Registration No. UPRERAPRJ7681.

S.No.	Particulars	Rs. in Crores Total Cost Estimated	Rs.in Crores Amount Incurred Till 31/03/2018
1	2	3	4
1	<b>Land Cost</b> (a)Acquisition cost of land (purchase or through agreement with land owner)and legal costs on land transaction; (b) amount payable to obtain development rights ,additional FAR and any other incentive under local authority or State government or State Authority ,if any; (c) Acquisition cost of TDR (Transfer of development rights) if any; (d) Amount 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. (if not included in para (a) above)	52.88	43.39
	<b>SUB TOTAL LAND COST (IN RS.)</b>	52.88	43.39
2	<b>Project Clearance Fees</b> (a)Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant /Architect Fees (directly attributable to project) (d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>		
3A	<b>Cost of development and Construction</b> (a)Cost of services (water, electricity to construction site ),site overheads; (b) Depreciation cost of Machinery and Equipment purchased ,or hired and maintenance costs,	336	89.41

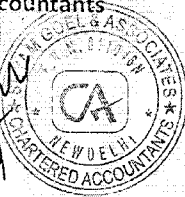


	consumables etc.,(so long as these costs are directly incurred in the construction of the concerned project ); (c)Cost of material actually purchased ; (d)Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project); *Cost of Construction includes Selling, Admin and other Cost directly attributable to Project		
	Sub Total of Construction Cost ( in Rs.) (sum of (a) to (d) of Row 3a)	336	89.41
3B	Cost of Construction incurred (As certified by Project Engineer)		89.41
3C	Total Construction Cost (Lower of 3A and 3B)		89.41
4	TOTAL COST OF PROJECT ( Row 1+Row 2+ Row 3)	388.89	132.8
5	Percentage completion of Construction Work completed (as per Project Engineer , Architect 's Certificate)	55% (on the basis of report of Project engineer for only 2 towers as the 3 <sup>rd</sup> tower is not started yet)	
6	Percentage completion of Total Project ( proportionate cost incurred on the project to the total estimated cost ) (Col.4 of Row 4/Col.3 of row 4)%	35% (Calculated on the basis of 3 towers)	
7	Total amount received from allottees till date since Inception of the project (in Rs.)	50.49	
9	Amount actually withdraw till date since inception of the project	50.49	
10	Balance available in Designated A/C	-	

This certificate is being issued on specific request of M/s Real Anchors Developers Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our/my knowledge and belief.

For Shyam Goel & Associates  
Chartered Accountants  
FRN 011046N

Govind Gupta  
Partner  
M. No. 500445



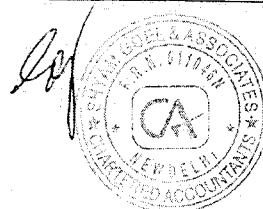
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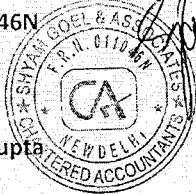
S.No.	Particulars	Rs. in Crores Total Cost Estimated	Rs.in Crores Amount Incurred Till 31/03/2019
1	2	3	4
1	<b>Land Cost</b> (a)Acquisition cost of land (purchase or through agreement with land owner)and legal costs on land transaction; (b) amount payable to obtain development rights ,additional FAR and any other incentive under local authority or State government or State Authority ,if any; (c) Acquisition cost of TDR (Transfer of development rights) if any; (d) Amount 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. (if not included in para (a) above)	52.88	52.88
	<b>SUB TOTAL LAND COST (IN RS.)</b>	52.88	52.88
2	<b>Project Clearance Fees</b> (a)Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant /Architect Fees (directly attributable to project) (d) Any other (specify)	0.014	0.014
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	0.014	0.014
3A	<b>Cost of development and Construction</b> (a)Cost of services (water, electricity to construction site ),site overheads; (b) Depreciation cost of Machinery and Equipment purchased ,or hired and maintenance costs,	336	105



	consumables etc.,(so long as these costs are directly incurred in the construction of the concerned project ); (c)Cost of material actually purchased ; (d)Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project); *Cost of Construction includes Selling, Admin and other Cost directly attributable to Project		
	Sub Total of Construction Cost ( in Rs.) (sum of (a) to (d) of Row 3a)	336	105
3B	Cost of Construction incurred (As certified by Project Engineer)		105
3C	Total Construction Cost (Lower of 3A and 3B)		105
4	TOTAL COST OF PROJECT ( Row 1+Row 2+ Row 3)	388.89	157.89
5	Percentage completion of Construction Work completed (as per Project Engineer , Architect 's Certificate)	90% (on the basis of report of Project engineer for only 2 towers as the 3 <sup>rd</sup> tower is not started yet)	
6	Percentage completion of Total Project ( proportionate cost incurred on the project to the total estimated cost ) (Col.4 of Row 4/Col.3 of row 4)%	40.6% (Calculated on the basis of 3 towers)	
7	Total amount received from allottees till date since Inception of the project (in Rs.)	57.04	
9	Amount actually withdraw till date since inception of the project	57.04	
10	Balance available in Designated A/C	-	

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