



VIRESH VERMA & CO.

CHARTERED ACCOUNTANTS

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT) - PROJECT WISE

formation as on April 2020 to June 2020

Certification work Assigned vide letter No. 07.07.2020

Subject: Certificate of amount incurred on PALM HEIGHT for Construction of **AH Tower/Block/Building(s)** at Project "**Palm Height**" situated Palm Resorts on Khasra no./Plot No. 1045 & 1046 , Village Noornagar, Rajnagar Extension, , demarcated by its boundaries (latitude and longitude of the end-points) **28'42'17'80** to the North **77'25'27'24**, E , to the East to the West of Village **Noornagar** ,Tehsil- **Ghaziabad**, Competent Authority- **Ghaziabad Development Authority**, District Gahziabad PIN - 201017, admeasuring **2300 sq. meter area**, being developed by M/s Palm Infrahomes Private Limited having **RERA Registration UPRERAPRJ13145** Designated A/C No. **0674002190421053** with - Punjab National Bank, New Delhi

s.no.	Particular	Total Estimated Cost (Rs. In Lacs)	Amount Incurred (Actual Out flow till now (Rs. In Lacs)
1	2	3	4
(a)	Land Cost		
(a)	Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	674.25	674.25
(b)	Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	-	
(c)	Acquisition cost of TDR (Transfer of Development Rights), 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. (if not included in para (a) above);	-	
(e)	Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority	-	
	SUB TOTAL LAND COST (IN Rs.)	674.25	674.25



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S.no.	Particular	Total Estimated Cost (Rs. In Lac)	Amount Incurred (Actual Out flow till now (Rs. In Lac)
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	1.91	1.91
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	15.00	3.00
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	16.91	4.91
3A	Cost of Development And construction		
(a)	Cost of services (water, electricity to construction site) , Site Overheads;	205.34	125.49
(b)	Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);		
(c)	Cost of material actually purchased;	802.72	321.56
(d)	Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	60.00	57.35
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,068.06	504.41
3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)	1,068.06	504.41
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)		
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,068.06	504.41
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,759.22	1,183.57
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		504.41



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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)%		47.23%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		455.23
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		318.66
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)		504.41
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)		455.13
11	Balance available in Designated A/c.		0.10
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		49.28

Note:- As per the information provided by the company , the Company has not opened a designated Account as the company has only one project and all expenses incurred in the current account mentioned above

This certificate is being issued on specific request of M/s Palm Infrahomes Private Limited for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief. It Is further certified that on the basis of the information, explanations and necessary documents were produced before me and the entire, full completely and single part of the any liabilities and responsibility of the all existing directors and and the concerned management of this company.

Thanking you.
Yours sincerely,

For VIRESH VERMA & CO.


Viresh Verma
(Practicing Chartered Accountant)

UDIN: 20522566AAAACC8092

Date: 21st July, 2020

Place: Delhi

Regd. Off: House No 63, Street No 1, Jwala Nagar, Shahdara, New Delhi 110032
Corp. Off: Flat No S-2, Sita Ram Apartment, Ram Nagar, Shahdara, Delhi 110032
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