



# I. P. PASRICHA & CO.

**Chartered Accountants**

RISHI KUMAR GUPTA

(Partner)

B.COM (HONS.), FCA

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## CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 5.01.2021

**Subject:** Certificate of amount incurred on Sunworld Arista (PH-1 T-1,2,3,4,6,10), RERA Registration No. UPRERAPRJ11587 for the Construction of Project situated at GH-01/C, Sector-168, Noida for the quarter ending on 31.12.2020.

### Cost of land & on site construction of Real Estate Project(All figures in Cr)

S. No.	Particulars	Total Cost Estimated (Column A)	Amount incurred (Column B)
1	2	3	4
	<b>Land Cost</b>	106.95	26.52
	a. Acquisition cost of land or development rights, lease premium, lease rent, interest cost incurred or payable on land cost and legal cost	66.01	45.09
	b. Amount of premium payable to obtain development rights, FSI, Additional FSI, Fungible area and other incentive under OCR from local authority or state government or any statutory authority		
	c. Acquisition cost of TDR (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. and		
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities		
	f. Under Rehabilitation Scheme:		
	1. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (Column A)		
	2. Actual cost of construction of rehab building incurred as per books of accounts as verified by CA (Column B)		
	Note: (For total cost of construction incurred, Minimum of 1 or 2 is to be considered)		
	3. 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		
	Cost of ASR linked premium, fees, charges and security deposit or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation		
	<b>SUBTOTAL LAND COST</b>	172.94	71.61



Development Cost/ Cost of Construction:			
a.			
1.	Estimated cost of construction as certified by Engineer (Column A)	340	297.97
2.	Actual cost of construction incurred as per the books of accounts as verified by CA (Column b) Note: (For adding to total cost of construction incurred minimum of 1 or 2 is to be considered)		
3.	On site expenditure for development of entire project excluding cost of construction as per 1 or 2 above i.e. salaries, consultation fees, site overhead 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. All costs directly incurred to complete the construction of the entire phase of the project registered.		
b.	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authorities.		
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money/ lenders on construction funding or money borrowed for construction	56.80	45.90
<b>SUBTOTAL DEVELOPMENT COST</b>		396.80	343.87
<b>Total estimated cost for the charging to Designated a/c(Row 1+ Row 2)</b>		569.74	415.48
% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)			87.64%
% completion of total project (415.48/569.74= 72.92%) (including cost of land and project clearance fees paid) <b>(Column B of Row 3 / Column A of Row 3* 100)</b>			72.92%
Amount that can be withdrawn from Designated a/c,			411.57
Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement			403.36
Net Amount which can be withdrawn from the designated bank account under this certificate.			8.21

This certificate is being issued on specific request of M/s Sunworld Residency Pvt Ltd for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

For I. P. Pasricha & Co.  
Chartered Accountants

  
(Rishi Kumar Gupta)  
FCA, Partner



M. NO. 086281

F. NO. 000120N

Date: 5<sup>th</sup> January 2021

Place: New Delhi

UDIN 21086281AAAAAI8014