

P Goyal & Co.

Chartered Accountants

B – 37, SRM Apartment, Plot No.106,
I.P. Extension, Delhi-110092

E : preetigoyal1029@gmail.com
M: + 91 9891203946

CHARTERED ACCOUNTANT'S CERTIFICATE

Real Estate Project Registration Number:- UPRERAPRJ7191

Sr. No.	Particulars	Amount (Rs in crs.) Estimated Incurred
(1)	(2)	(3)

1	LAND COST	Estimated	Incurred
A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legalcost.	31.66	21.12
B.	Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any StatutoryAuthority.	0.00	0.00
C.	Acquisition cost of TDR (ifany)	0.00	0.00
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	0.00	0.00
E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by publicauthorities.	0.00	0.00
	Total	31.66	21.12
2.	Development Cost/ Cost of Construction:		
A	Estimated Cost of Construction as certified by Engineer.	87.76	0
B	Actual Cost of construction incurred as per the	0.00	0.00

For P. GOYAL & CO.

Partner

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	books of accounts as verified by the CA.		
C	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, 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.	10.76	0.00
D	Payment of Taxes, cess, fees, charges, premiums, interest etc.	0.00	0.00
E	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;	0.86	0.00
	Total cost of Development	88.62	0.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	131.04	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		21.12
4	% Completion of Construction Work ((as per Project Architect's Certificate)		0.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)%		16.11%

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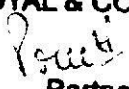
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6	Amount, Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		21.12
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	0.00	0.00
8	Net Amount, which can be withdrawn from the Designated Bank Account under this certificate.	0.00	21.12

This certificate is being issued for RERA compliance for the Company SAVFAB Buildtech Pvt Ltd and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

for P Goyal & Co.
Chartered Accountants
Firm Regn no: 020664C

For P. GOYAL & CO

Partner

per **Preeti Goyal**
Partner
Membership No. 507573

Place: Delhi
Date: 31 July 2018

P Goyal & Co.

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(ADDITIONAL INFORMATION FOR ONGOING PROJECT – Saviour Park PH-IV)

S.N	Particulars	Amount In CRS
1	Estimated Balance Cost to Complete the Real Estate Ongoing Project (Difference of Total Estimated Project cost less Cost incurred)	109.92
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	6.05
3	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) Residential (4,28,355-19,850)	4,08,505 Sq.ft
4	Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)	163.40
5	Estimated receivables of project. Sum of (2 + 4)	169.45
6	Amount to be deposited in Designated Account – 70%	
	IF 5 is greater than 1, then 70 % of the balance receivables of project will be deposited in designated Account	118.61
	IF 5 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account	

For P. GOYAL & CO

P. Goyal
Partner

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for **P Goyal & Co.**
Chartered Accountants
Firm Regn no: 020664C


per **Preeti Goyal**
Partner
Membership No. 507573

Place: Delhi
Date: 31 July 2018

For P. GOYAL & CO

Partner

P Goyal & Co.

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Project - Saviour Park PH-IV (Project Registration Number:- UPRERAPRJ7191)

Details of sales

TABLE-A

	Total Saleable Area "in Sq Ft"	Sold Till 30/06/18 Area "in Sq Ft"	Un sold Till 30/06/18 Area "in Sq Ft"	Sale Value "in Crores"	Received "in Crores"	To Be received "in Crores"
Residential	4,28,355	19,850	4,08,505	7.20	1.15	6.05

Yours Faithfully,

for P Goyal & Co.
Chartered Accountants
Firm Regn no: 020664C

For P. GOYAL & CO
Preeti
Partner

Preeti
per Preeti Goyal
Partner
Membership No. 507573

Place: Delhi
Date: 31 July 2018