

ANNEXURE -5

CHARTERED ACCOUNTANT'S CERTIFICATE

Name of the Promoter : **Singhania Buildcon Pvt. Ltd.**

Name of the Project : **Harshit Icon City**

(All figures in Rs. Lakh)

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	2	3	4
1.	i. Land Cost :		
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost (including legal cost). (as per Note-1)	328.36	328.36
	b. Amount of Premium paid or payable to obtain development rights, FAR, additional FAR, and any other charges (including diversion charges) to Competent Authority or State Government.	25.38	25.38
	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 (a) above)		
	e. Land Premium payable for redevelopment 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. Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		

For, Singhania Buildcon Pvt. Ltd.
Director
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Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	2	3	4
	(iii) 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.		
	(iv) Cost of premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of LAND COST	353.74	353.74
ii.	Development Cost/ Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by Engineer (As per Annexure-4)	1646.61	821.81
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		822.94
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (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.		69.94
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. Project Clearance Fees		
	(a) Fees paid to RERA	2.00	2.00
	(b) Fees paid to T&CP Dept.	8.61	8.61
	(c) Fees paid to Local Authority (Municipal/ Panchayat)	0.25	0.25
	(d) Consultant/Architect Fees (directly attributable to project)	7.04	7.04
	(e) Any other (Project Finance Fees)		

For, Singhania Buildcon Pvt. Ltd.
Director

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Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	2	3	4
	c. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	387.49	387.49
	Sub-Total of Development Cost	2052.00	1297.14
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	2405.74	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	1650.88	
4.	% completion of Construction Work (as per Project Architect's Certificate)	50%	
5.	Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost in percentage. (i.e. $\frac{3}{2} \times 100$)	68.63	

This certificate is being issued on specific request of **Singhania Buildcon Pvt. Ltd.** (Promoter's Name) for CG-RERA compliance. The certificate is based on the information/records/documents/books of accounts of the Promoter and is true to the best of my knowledge and belief.

Place: Raipur
Date: 27/05/2018

For, Manoj Sandhya Agrawal & Asso.
Chartered Accountants



Manoj Agrawal
(Proprietor)
Membership No 077684

For, Singhania Buildcon Pvt. Ltd.
[Signature]
Director

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