

		Sub – Total Land Cost	391,754,106	5,211,967		
<p>ii. Development Cost/ Cost of Construction:</p> <p>a. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA</p> <p>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)</p> <p>(iii) 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.</p> <p>b. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority.</p> <p>c. 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;</p>					667,625,098	26,712,377
		971,564,106	27,611,032			
Sub – Total Development Cost						
2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.		1,363,318,212				
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		32,822,999				
4. Percentage of completion of construction work (as per Project Architect's Certificate)		2.00%				
5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.		0.38%				
6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.		2.03%				
7. Total percentage of completion of construction as per CA (i.e, 3 / 2)		2.41%				
8. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred as per (4 & 7)		32,822,999				
9. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		0				

	10. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	32,822,999	
2	Borrowings / Mortgage Details (if Applicable)		
	A. Borrowing Details		
	1. Name of the Lender:	Nil	Nil
	2. Amount Disbursed:	Nil	Nil
	3. Amount pending for disbursement from Lender:	Nil	Nil
	4. Amount to be repaid to lender:	Nil	Nil
	B. Mortgage Details:		
	1. Mortgaged to (Name of the Entity/Institution) :	Nil	Nil
	2. Amount Disbursed:	Nil	Nil
	3. Amount pending for disbursement:	Nil	Nil
	4. Amount to be repaid to lender:	Nil	Nil
3	Details of transactions in the designated RERA Bank Account (include pre RERA transactions in case of ongoing projects, wherever applicable)		
	a. Total number of units booked		0 Units
	b. Total amount realized from sale of units during the quarter(3b)	Rs.	0
	c. Total amount deposited into the bank out of sale proceeds during the quarter(3)	Rs.	0
	d. % of Deposit made		0.00%
	Reconciliation for the Quarter:		
	a. Opening Balance Date (Quarter start date):	01/07/2022	
	b. Opening Balance as per bank statement(INR) [To match with the previous quarter closing bank balance]:	Rs.	-
	c. Deposits during the Quarter on account of sales (INR):	Rs.	-
	d. Other Deposits made (if any):	Rs.	-
	e. Withdrawals during the Quarter from sale proceeds(INR):	Rs.	-
	f. Other withdrawals made(if any):	Rs.	-



g. Closing Balance as per bank statement(INR) :	Rs.	-
h. Closing Balance Date (Quarter end date):	30/09/2022	
Cumulative Reconciliation from the beginning of the project:		
a. Opening balance of the account (INR):	Rs.	-
b. Total Deposits made from sale proceeds(INR):	Rs.	-
c. Total deposits made other than sale proceeds (if any) (INR)	Rs.	-
d. Total Withdrawals made from sale proceeds (INR)	Rs.	-
e. Total withdrawals made other than those from sale	Rs.	-
Closing balance for the current quarter (a+b+c)-(d+e)	Rs.	-

***Note 1:** The Incurred amount is based on Quarterly Reported Financials of Sobha Limited as on 30th September 2022 and current unaudited spend for the period 1st of July 2022 to 30th September 2022 which will get finalised at the time of quarterly reporting of Financials of Sobha Limited. Adjustments if any will be automatically updated in the next quarterly reporting to be filed.

***Note 2:** The collection amount considered in this certificate is purely based on records as per internal systems. However, the difference (if any) between the collections amounts in this certificate and as per Bank statement is due to various factors such as cheque bounce, cheques on hold, cheques in process. The same will be captured in the next certificate.

This certificate is being issued for the project Sobha Brooklyn Towers - Town Park Phase 2, W2 with RERA Registration No. PRM/KA/RERA/1251/308/PR/210122/004648 in compliance of the provisions of section 4(2) (I) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.



Qualification / Observations:

I hereby certify that the total amount collected/realised from the allottees on account of sale/ booking of units during the quarter is Rs. 0 (as per Point AA) out of which Rs.0 is deposited into the Project designated bank account as per Section 4(2)(1)(D) of the Act.

Yours Faithfully,



Signature of the Chartered Accountant

Name: D. BALAJI

Membership Number: 217390

Address: 11,9th Cross, 3G cross, Ramiah
Layout, Kacharakannahalli, Bangalore
560084

Contact Details: 9980700177

Email id: cadb2005@gmail.com

Website Link: NA

Date: 13/10/2022

Place: Bangalore

UDIN: 22217390AZOKIH7315

(Additional Information for Ongoing Projects)

1.	Estimated Balance Cost to Complete the Real Estate Project Rs. 1,330,495,213
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate nil
3.	(i) Balance Unsold area- 12,303 mts sq (ii) Estimated amount of sales proceeds in respect of unsold apartments- 1,522,880,485 as per Annexure A to this certificate
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii) Rs. 1,522,880,485
5.	Amount to be deposited in Designated Account – 70% IF Sl. No 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account. IF Sl. No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

1. Sold Inventory

NIL

2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises
Rs. 720.22 per sq.mts.

S.No	Unit Number	Carpet Area (Sq.Mts)	Unit Consideration as per Ready Reckoner Rate(ASR) (B)	Total ASR consideration per flat (A*B)
1	A-2041	145	123,786	17,957,595
2	B1a-2042	92	123,786	11,448,940
3	C-2043	115	123,786	14,218,600
4	A-2051	145	123,786	17,957,595
5	B-2052	115	123,786	14,218,600



47	B-2192	115	123,786	14,218,600
48	C-2193	115	123,786	14,218,600
49	A-2201	145	123,786	17,957,595
50	B-2202	115	123,786	14,218,600
51	C-2203	115	123,786	14,218,600
52	A-2211	145	123,786	17,957,595
53	B-2212	115	123,786	14,218,600
54	C-2213	115	123,786	14,218,600
55	A-2221	145	123,786	17,957,595
56	B-2222	115	123,786	14,218,600
57	C-2223	115	123,786	14,218,600
58	A-2231	145	123,786	17,957,595
59	B-2232	115	123,786	14,218,600
60	C-2233	115	123,786	14,218,600
61	A-2241	145	123,786	17,957,595
62	B-2242	115	123,786	14,218,600
63	C-2243	115	123,786	14,218,600
64	A-2251	145	123,786	17,957,595
65	B-2252	115	123,786	14,218,600
66	C-2253	115	123,786	14,218,600
67	A-2261	145	123,786	17,957,595
68	B-2262	115	123,786	14,218,600
69	C-2263	115	123,786	14,218,600
70	A-2271	145	123,786	17,957,595
71	B-2272	115	123,786	14,218,600
72	C-2273	115	123,786	14,218,600
73	A-2281	145	123,786	17,957,595
74	B-2282	115	123,786	14,218,600
75	C-2283	115	123,786	14,218,600
76	A1-2291	123	123,786	15,268,550
77	B-2292	115	123,786	14,218,600
78	C-2293	115	123,786	14,218,600
79	A-2301	145	123,786	17,957,595
80	B-2302	115	123,786	14,218,600
81	C-2303	115	123,786	14,218,600
82	A-2311	145	123,786	17,957,595
83	B-2312	115	123,786	14,218,600
84	C-2313	115	123,786	14,218,600
85	A-2321	145	123,786	17,957,595
86	B-2322	115	123,786	14,218,600
87	C-2323	115	123,786	14,218,600



88	A-2331	145	123,786	17,957,595
89	B-2332	115	123,786	14,218,600
90	C-2333	115	123,786	14,218,600
91	A-2341	145	123,786	17,957,595
92	B-2342	115	123,786	14,218,600
93	C-2343	115	123,786	14,218,600
94	A-2351	145	123,786	17,957,595
95	B-2352	115	123,786	14,218,600
96	C-2353	115	123,786	14,218,600
97	A-2361	145	123,786	17,957,595
98	B-2362	115	123,786	14,218,600
99	C-2363	115	123,786	14,218,600
		12,303	12,254,814	1,522,880,485

This certificate is being issued for RERA compliance for the Company Sobha Limited and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Yours Faithfully,



Signature of the Chartered Accountant

Name: D. BALAJI

Membership Number: 217390

Address: 11,9th Cross, 3G cross, Ramiah
Layout, Kacharakannahalli, Bangalore
560084

Contact Details: 9980700177

Email id: cadb2005@gmail.com

Website link: NA

Date: 13/10/2022

Place: Bangalore

UDIN: 22217390AZOKIH7315