



FORM -3 [see Regulation 3]
CHARTERED ACCOUNTANTS CERTIFICATE
[FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY]

Cost of Real Estate Project Real Estate Regulatory Authority, Punjab Registration Number _____
(Rs. In Crores)

S. No		Particulars	Estimated	Incurred
1	i)	Land Cost:		
	a)	Acquisition Cost of Land lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	23.00	20.20
	b)	Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority	5.00	1.50
	c)	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	0.50	0.00
		Sub Total Land Cost	28.50	21.70
2	ii)	Development cost/cost of construction:		
	a	i) Estimated cost of construction as certified by Engineer	75.00	0.00
		ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	0.00	0.00
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
		iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e salaries, consultant fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layour 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.	18.00	0.50
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory authority	2.00	0.00
	c	Principal sum and interest payable to financial institutions, scheduled banks, non banking financial	11.80	0.00



			institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
			Sub-Total of Development Cost	106.80	0.50
3			Total Estimated cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		135.30
			Total cost incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		22.20
4			% completion of Construction Work (as per Project Architect's Certificate)		0
5			Proportion of the cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2 %)		16.41%
6			Amount which can be withdrawn from the Designated Account Total Estimated Cost* Proportion of cost incurred (Sr. Number 2*Sr. Number 5)		22.20
7			Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		0.00
8			Net Amount which can be withdrawn from the Designated Bank Account under this certificate		22.20

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

Place : Chandigarh
Dated : 03/08/2019

For **ASHOK DAHRA & ASSOCIATES**
CHARTERED ACCOUNTANTS
FRN: 010472N

(**ASHOK DAHRA**)
PROP.
M. N. 089164



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