

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of M/s Horizon Infrastructure and Developers LLP (LLPIN AAU-8302) Group Housing Site no.2, Sector-88, SAS Nagar, Mohali Punjab, for Registration of proposed Project "HORIZON BELMOND" Punjab Registration Number_____

Sr. No.	Particulars	Amount (₹ in Crore)	
		Estimated	Incurred upto the date of certificate
1.	i.	Land Cost:	
	a.	Acquisition Cost of Land Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	
	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.	
	c.	Amount 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.	
		Sub-total	153.34 28.65
	ii.	Development Cost/Cost of Construction:	
	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	
		Note:(for adding to the 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, consultants fees, site overheads, development works, cost of services (including water electricity, sewerage, drainage, layout roads, etc.), cost of machineries and	
		163.74	2.95

		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 Authority. c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC), or money lenders on construction funding or money borrowed for construction;	Work yet to be stated	Work yet to be stated
Sub-Total of Development Cost			163.74	2.95
Total Estimated Cost of the Real Estate Project			317.08	31.60
			Amount (₹)	
2		[1(i) +1(ii)] of Estimated Column	317.08	
3		Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred column	31.60	
4		Completion of construction work (as per Project Architect's Certificate	Work yet to be stated	
5		Proportion of the Cost incurred on Land Cost and construction Cost to the Total Estimated Cost. (3/2%)	9.97%	
6		Amount which can be withdrawn from the designated Account Total Estimated Cost proportion of cost incurred (Sr. number 2 Sr. number 5)	Work yet to be stated	
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Work yet to be stated	
8		Net Amount which can be withdrawn from designated bank account under this certificate.	Work yet to be stated	

This certificate is being issued for RERA compliance for Horizon Infrastructure and Developers LLP and is based on the records and documents produced before me and explanations provide to me by the management of the Firm.

for Anu and Associates

Chartered Accountants

ICAI Firm Registration Number 019624N

CA. Parveen Kumar

Partner

Membership Number 531655

UDIN: 22531655AIDFAA8945

Date: 29th April 2022

Place: Chandigarh