



CERT/2018/139

To

M/s Ubber Buildtech Pvt.
Ltd., Village Khanpur,
Kharar, Dist.-
Mohali, Punjab.

FORM 1

CHARTERED ACCOUNTANTS CERTIFICATE

Subject : Certificate of Cost and Other Details of development works of Palm Meadows by & (M/s Ubber Buildtech Pvt. Ltd. [RERA Registration Number PBRERA-SAS80-PR0110] situated at Village Khanpur, Kharar, Distt. Mohali, Punjab, on the plot bearing Khasra No. as per details attached.

(FOR WITHDRAWAL OF MONEY FROM THE DESIGNATED ACCOUNT)

RERA Registration Number Punjab : PBRERA-SAS80-PR0110

Cost of Real Estate Project

PROJECT NAME		Palm Meadows		Amount (in Rs.)	
Sr. No	Particulars			Estimated	Incurred & Paid
				(Column - A)	(Column - B)
1				7,51,21,000	5,01,21,000
	i Land Cost:				
	a Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost				
	b Amount Paid for Site Development charges			12,00,00,000	64,21,298
	c Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority			-	-
	d Acquisition cost of TDR (if any)			-	-
	e 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.			2,34,12,459	2,34,12,459
	f Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.			-	-
	g Under Rehabilitation Scheme:				
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)			-	-
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)			-	-
	(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 ASR linked 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			21,85,33,459	7,99,54,757



Unit No. 5, Ground Floor, City Court, Panchkula-Zirakpur Highway, Zirakpur, Pb.
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ii	Development Cost/Cost of Construction:			
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	34,71,58,000	-	
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		25,00,00,000	
a (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.			
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.			
c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:		-	-
Sub-Total of Development Cost		34,71,58,000	25,00,00,000	

2	Total Estimated Cost of the Real Estate Project (i) + 1 (ii) of Estimated Column -A	56,56,91,460
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	32,99,54,757
4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	72.01%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	58.33%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	32,99,54,757
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	29,00,00,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	3,99,54,757
9	Add : Interest / Compensation payable to the buyers	-
10	Add : Refund Payable to the buyers (70% of the total amount of refund)	-
11	Total Amount which can be withdrawn from the Designated Bank Account under this certificate.	3,99,54,757

This certificate is being issued for RERA compliance for the Company (M/s Ubberr 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 Gaurav V.N Goyal & Associates

Gaurav V.N Goyal
Chartered Accountant
FRN: 032150N

Proprietor

Name : CA Gaurav Goyal

M. No : 546773

FRN : 032150N

Date: 02.10.2018

Place: Panchkula

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	23,57,36,703
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)	2,50,00,000
3	(i)	Balance Unsold apartments and Plots to be certified by Management and to be verified by CA from the records and books of accounts)	239
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	39,08,50,000
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	41,58,50,000
5		Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	29,10,95,000

This certificate is being issued for RERA compliance for the Company (M/s Ubbert 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 Gaurav V N Goyal & Associates

Proprietor
Name : CA Gaurav Goyal
M. No : 546773
FRN : 032150N



Date: 02.10.2018

Place: Panchkula

(Amount in Rs.)

Sr. No	No of Plots/Units		Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
						-
1	Residential Units	18	2 BHK	27,50,000	4,95,00,000	-
2	Residential Units	17	3 BHK	38,40,000	6,52,80,000	-
3	Residential Plots	130	Plots	14,60,000	16,48,00,000	2,50,00,000
4	Shops	8	Shops	13,02,500	1,04,20,000	-
Total		173	-	93,52,500	29,00,00,000	2,50,00,000

(Unsold Inventory Valuation)

(Amount in Rs.)

(Amount in Rs.)						
Sr. No	No of Plots/Units		Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
						-
1	Residential Unit	142	2 BHK	17,50,000	-	24,85,00,000
2	Residential Unit	34	3 BHK	20,50,000	-	6,97,00,000
3	Residential Unit	16	1 BHK	11,00,000	-	1,76,00,000
4	Residential Plots	23	120 Sq. Yrads	13,50,000	-	3,10,50,000
5	Shops	24	33 Sq. Yrads	10,00,000	-	2,40,00,000
	TOTAL				-	39,08,50,000

Yours Faithfully,

For Gaurav V N Goyal & Associates

Proprietor

Name : CA Gaurav Goyal

M. No : 546773

FRN : 032150N

Date: 02.10.2018

Place: Panchkula