Ritesh Shailendra & Co.

CHARTERED ACCOUNTANTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Real Estate Project RegistrationNumber:- UPRERAPRJ 3377

Sr. No.	Particulars	Amount (Rs in crs.) Estimated Incurred	
(1)	(2)	(3)	
1	**LAND COST**	**Estimated**	**Incurred**
A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legalcost.	49.85	32.55
B.	Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any StatutoryAuthority.	5.20	5.20
C.	Acquisition cost of TDR (ifany)	0.00	0.00
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 ;and	0.45	0.45
E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by publicauthorities.	0.00	0.00
	Total	55.50	38.20
2.	**Development Cost/ Cost of Construction:**		
A	Estimated Cost of Construction as certified by Engineer.	196.51	
B	Actual Cost of construction incurred as perthe books of accounts as verified by theCA.	0.00	40.02
C	On-site expenditure for development of entire Project excluding cost of construction as per or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services	15.77	2.95

Shailendra & Co. FR No. 003589N Chartered Accountants

K-16, Gaur Green Avenue, Abhay Khand-2, Indirapuram, Ghaziabad, U.P.-201014
Tel. : 0120-4169252 E-mail : rscoindia@gmail.com Web. : www.rscoindia.com

	(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.		
D	Payment of Taxes, cess,fees, charges, premiums, interest etc.	2.00	0.25
E	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;	48.00	7.91
	Total cost of Development	262.28	51.13
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of EstimatedColumn.	317.78	0.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of IncurredColumn.	0.00	89.33
4	% Completion of Construction Work ((as per Project Architect's Certificate)	30.00%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)%	28.18%	
6	Amount, Which can be withdrawn from the Designated Account.Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		89.33
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and BankStatement.		40.28
8	Net Amount, which can be withdrawn from the Designated Bank Account under this certificate.		49.05

This certificate is being issued for RERA compliance for the Company M/S Prasu Infrabuild 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 Ritesh Shailendra & Co.
Chartered Accountants
FRN : 008689N

Ritesh Shailendra & Co. FR No 008689N Chartered Accountants

(Ritesh Srivastava)
Membership Number : 401694

Ritesh Shailendra & Co.
CHARTERED ACCOUNTANTS

(ADDITIONAL INFORMATION FOR ONGOING PROJECT –SKA Greenarch)

S.N	Particulars	Amount In CRS
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	228.45
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)	57.24
3	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) Residential (1113200-345340) Commercial (9946-3065)	767860 Sq.ft 6881sqft
4	Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)	255.24
5	Estimated receivables of ongoing project. Sum of (2 + 4)	312.48
6	Amount to be deposited in Designated Account – 70%	218.74
	IF 5 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	
	IF 5 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account	

This certificate is being issued for RERA compliance for the Company M/S Prasu Infrabuild 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 Ritesh Shailendra & Co.
Chartered Accountants
FRN : 008689N

(Ritesh Srivastava)

Membership Number : 401694

Project-SKA Greenarch

Details of Sales

TABLE-A

	Total Saleable Area	Sold Till 30/11/17	Unsold as on 30/11/17	Sale Value	Received	To Be Received
	In Sq.ft	In Sq.ft	In Sq.ft	In Crores	In Crores	In Crores
Residential	1113200	302040	811160	82.52	24.42	58.10
Commercial	9946	1043	8903	1.36	0.53	0.83

Shailendra & Co.
FR No.
008839N
Chartered Accountants