



SPH AND Co.
CHARTERED ACCOUNTANTS



Plot No. 708, 2nd Floor, JLPL Ind. Area, Sector 82, Mohali.
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Certificate NO: 2025-26/023/009.

FORM-3 [see Regulation 3]

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY) As on 17.05.2025

Cost of Real Estate Project Real Estate Regulatory Authority, Punjab Registration Number/New Registration

(Project: Stellar Heights, Area - 446120 Sq. Feet)

(Figure in Lakh)

Sr. No.	Particulars	Amount (in Lakh Rs.)	
		Estimated	Incurred
1.	i. Land Cost :		
	a. Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost & legal cost	800.00	535.00
	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	122.00	95.74
	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	78.00	61.54
		1,000.00	692.28
	ii. Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as per Engineer	8,000.00	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	40.04
	(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.	400.00	
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	200.00	-
	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 and Land	-	-
	Sub-Total of Development Cost	8,600.00	40.04



2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	9,600.00	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		732.32
4.	% completion of Construction Work (as per Project Architect's/Engineer's Certificate)	0.00%	0.00%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		7.63%
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		732.32
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		-
8.	Net Amount which can be withdrawn from the Master Collection		732.32

Designated Bank Account under this certificate

Account No.

1 KOTAK MAHINDRA Bank, SCO-42, Mohali Citi Square, Patiala Zirakpur Highway-
140603 IFSC: KKBK0004128 (RERA Project A/c)

7751158110

This certificate is being issued for RERA compliance for the Firm **M/S STELLARBILT LLP** and is based on the records, documents and books of accounts produced before us and explanations provided to us by the management of the Firm. All the estimated costs mentioned have been provided and determined by the management as discussed with Engineer. These estimates are based on the information and projections made available to us, and they reflect the management's assessment of expected expenditures related to the stated purpose.

For SPH And Co.

Chartered Accountants

FRN:031201N

Saurav Garg

Partner

M.No. 544148

UDIN: 25544148 BMHZZE1314-

Date: 19/05/2025.

Place: Mohali

