

ANNEXURE -8**CHARTERED ACCOUNTANT'S CERTIFICATE**

(To be submitted at the time of Quarter update of the Project)
(For the Quarter _____)

Name of the Promoter _____

Name of the Project _____

HP RERA Registration No. _____

(All figures in Rs. Lakh)

Sr. No.	Particulars		Amount (Rs.)
1	2		3
1.	i	Land Cost	
	a	Acquisition Cost of Land (as per Sale Deed) or Development Rights, Lease Premium, Lease Rent, interest cost incurred or payable on Land Cost (including all stamp duty, registration charges, legal cost etc). (As per Note-1)	
		Sub-Total of Land Cost 1(i)	
2.		Development Cost / Cost of Construction	
Sr. No	Particulars		Incurred Amount/ Cost (Rs.)
1	i	2	3
	a.	(i) Actual expenditure/ cost of construction incurred as per the books of Accounts as verified by the CA Note : (for adding to total cost of construction actual incurred cost is to be considered) (ii) On-site expenditure for development of entire Project excluding cost of construction as per (i) 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 equipments including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the Project registered.	
		Total 2 (i)	

	b.	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority. Project Clearance Fees (i) Fees paid to HP RERA (ii) Fees paid to T&CP Deptt. (iii) Fees paid to Local Authority (Municipal / Panchayat) (iv) Consultant / Architect / Engineer Fees (directly attributable to Project) (v) Any other (specify)	
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
3.	d.	Sub-Total of Development Cost and Construction Cost	a(i)+(ii)+(b)+(c)=3(d)
		Total Cost Incurred on the Real Estate Project [1(i) + 3(d)] of Incurred Column (Land cost + cost of all construction and development +taxes + interest)	
4.		% Completion of Construction Work (As per Project Architect's Certificate) Certificate No.....dated.....	

This Certificate is being issued on specific request of _____ (Promoter's Name) for HP-RERA compliance. The Certificate is based on the information/records / documents / books of accounts of the Promoter and is true to the best of my knowledge and belief.

Place:

Date:

Signature & Stamp/Seal
of the Chartered Accountant
(Membership No.)
CA Unique document identification
number (UDIN No)
Mobile No.....
E-mail
Address

NOTE-1

Cost of land shall be as per the sale deed executed.

NOTE-2

To be given as part of CA Certificate (Annexure 8) for quarterly updation

(Rs. In Lakhs)

Sr. No	Particulars	As per Certificate given for last Quarter	During the quarter	Total
1.	Total Land Cost as per Sr. No. 1 (i)			
2.	Total Expenditure / Cost incurred as per Sr. No. 3 (d)			
Advance from Customers				
Sr. No.	Particulars	Amount received as per Certificate given for last Quarter	Amount received during the Quarter	Total Amount
1.	Advance received from Customers			

Separate Bank Account of the Project		
Name of the Bank		
Branch		
Account Number		
IFSC Code		
Sr. No	Particulars	Amount in Rs.
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	

GUIDELINES FOR THE CHARTERED ACCOUNTANT AT THE TIME OF ISSUE OF THIS CERTIFICATE:

1. The Chartered Accountant should be a “Practicing Chartered Accountant”.
2. The Statutory Auditor doing annual audit and the Chartered Accountant issuing Certificate for Project registration and withdrawal from Separate Bank Account, should be different entities.
3. The Chartered Accountant shall be held responsible and accountable for any wrong information in the Certificate. The Chartered Accountant shall be liable for any penal action under the Real Estate (Regulation and Development) Act, 2016 including recommendation to the Institute of Chartered Accountants of India (ICAI) to initiate necessary disciplinary action including revocation of Membership.
4. This Certificate should be issued on the letter head of the Chartered Accountant, affixing his stamp/seal, along with Chartered Accountant’s signature on each page. The Chartered Accountant shall also mention the Membership number below his signature.

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the Real Estate Project	(Difference of total estimated project cost less cost incurred)
2.	Balance amount of receivables from booked apartments as per A. of sub-Annexure-X to this Certificate (As certified by Chartered Accountant based upon verification of books of accounts)	
3.	i. (i) Balance unsold inventory to be certified by management and to be verified by Chartered Accountant from the records and books of account	
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per B. of sub - Annexure- 'X' to this Certificate.	
5.	Estimated receivables of ongoing Project. Sum of (2 + 4(ii))	
6.	Amount to be deposited in Separate Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in Separate Bank Account.) and (If 4 is lesser than 1, then 100% of the balance receivables of ongoing Project will be deposited in the Separate Bank Account.)	

This Certificate is being issued by the Company as per the requirement of compliance in accordance with HP RERA Act and Rules for the Project / Phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company. It is based on the verification of books of accounts and other related documents till (date)_____.

Place:

Date:

Name and Signature of Chartered Accountant with Stamp
(Name of CA Firm) Partner / Proprietor
(Membership Number.....)

CA Unique document identification
number (UDIN No)
Mobile No.....
E-mail
Address

SUB - ANNEXURE-X

Statement for calculation of Receivables from the Sales of the ongoing Real Estate Project:

A. BOOKED INVENTORY**1. In case of Plotted Colony:-**

Sr. No.	Block /cluster/ Nomenclature as per sanctioned plan	No. of plots	Plot Area (in Sq. Mts.)	Total plot / unit consideration amount as per Agreement/ letter of allotment	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
*Increase no. of rows to submit details of all Booked / Sold plots in the Real Estate Project Note- 1 sqm. =10.76 sft.							

2. In case of Flats/ Apartments:-

Sr. No.	Block/ Tower No. Nomenclature as per sanctioned plan	No. of Flats / Apartments/ units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered parking (Sq. Mts.)	Total Unit consideration amount as per Agreement / letter of allotment (in Rs.)	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
	*							
*Increase no. of rows to submit details of all Booked/ Sold Flats/ Apartments Note- 1 Sqm. =10.76 Sft.								

3. In case of Villas / Cottages:-

Sr. No.	Villa / Cottage name / no. Nomenclature as per sanctioned plan	No. of villas / cottages units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda / covered parking / lawn (Sq. Mts.)	Total unit consideration amount as per Agreement / letter of allotment (in Rs.)	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
	*							
*Increase no. of rows to submit details of all Booked / Sold villas / cottages Note- 1 sqm. =10.76 sft.								

4. In case of Garage/ Covered Parking:-

Sr. No.	Garage/ Covered Parking / no. Nomenclature as per sanctioned plan	No. of Garages / covered parking units	Carpet Area (in Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment (in Rs.)	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
	*						
*Increase no. of rows to submit details of all booked / sold Garage/ Covered Parking Note- 1 sqm. =10.76 sft.							

5. In case of Commercial Building:-

Sr. No.	Shop/ Commercial Unit no. Nomenclature as per sanctioned plan	No. of Shop/ Commercial unit	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / covered parking / lawn (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment (in Rs.)	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
	*							
*Increase no. of rows to submit details of all booked / sold shops/ commercial units Note- 1 sqm. =10.76 sft.								

6. Total Received and Balance Receivable from sold inventory:-

Sr. No.	Total Booked Inventory of all plots, flats / apartments, villas / cottages / garages / covered parkings, commercial units in the Real Estate Project as per A. of sub - Annexure-X	Total Received amount up to the end of current Quarter (in Rs.)	Total Balance Receivable amount as on the end of current Quarter (in Rs.)
1.	Total Balance Receivable Amount of Booked Inventory		

B. UNSOLD INVENTORY VALUATION

1. In case of Plotted Colony:-

Sr.No.	Block /cluster/ Nomenclature as per sanctioned plan	No. of plots	Plot Area (in Sq. Mts.)	Total plot / unit consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold plots (in Rs.)
*Increase no. of rows to submit details of all not booked/ unsold plots in the Real Estate Project. Note- 1 sqm. =10.76 sft.					

2. In case of Flats/ Apartments:-

Sr. No.	Block / Tower No. Nomenclature as persanctioned plan	No. of Flats / Apartme nts/ Units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total Flats/ Apartments consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Flats/ Apartments (in Rs.)
*Increase no. of rows to submit details of all not booked/ unsold Flats/ Apartments in the Real Estate Project. Note- 1 sqm. =10.76 sft.						

3. In case of Villas / Cottages:-

Sr. No.	Villa / Cottage name / no. Nomenclature as per sanctioned plan	No. of Villas / Cottages units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony /veranda /covered car parking / lawn (Sq. Mts.)	Total Villa / Cottage / consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Villas / Cottages/ (in Rs.)
*Increase no. of rows to submit details of all not booked/ unsold villas / cottages in the Real Estate Project. Note- 1 sqm. =10.76 sft.						

4. In case of Garage / Covered Parking:-

Sr. No.	Garage/ Covered Parking / no. Nomenclature as per sanctioned plan	No. of Garages / Covered Parking Units	Carpet Area (in Sq. Mts.)	Total Garage / Covered Parking consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Garages/ Covered Parking (in Rs.)
	*				
*Increase no. of rows to submit details of all not booked / unsold Garage / Covered Parking Note- 1 sqm. =10.76 sft.					

5. In case of Commercial Building:-

Sr. No.	Shop/ Commercial unit no. Nomenclature as per sanctioned plan	No. of Shops/ Commercial Units	Carpet Area (Sq. Mts.)	Area of exclusive balcony / Covered Parking / lawn (Sq. Mts.)	Total shops/ Commercial Unit consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold shops/ Commercial Units (in Rs.)
	*					
*Increase no. of rows to submit details of all not booked/ unsold shops / commercial units in the Real Estate Project. Note- 1 sqm. =10.76 sft.						

6. Total Estimated Receivable from not Booked/ unsold inventory:-

Sr. No.	Total not booked/ unsold Inventory of all plots, flats/apartments, cottages/ villa/, garages/ covered parking, commercial units in the Real Estate Project as per B. of sub-Annexure-X	Total Estimated Amount (in Rs.)
-	Total Evaluated Amount of Unsold Inventory	

Place:

Date:

Name and Signature of Chartered Accountant with Stamp For (Name of CA Firm) Partner / Proprietor

Membership Number.....

CA Unique document identification number (UDIN No)

Mobile No.....

E-mail

Address