

Hemchand R. Waykole

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M.No. 832084



M/s. H.R. WAYKOLE & CO.

CHARTERED ACCOUNTANTS

FRN - 111709 W

15, Purushottam Nagar, Near Gayatri Shaktipeeth, Jamner Road, BHUSAVAL - 425201. Dist. Jalgaon.
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Ref. No.

Date :

UDIN- 20032084AAAAAC2175

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Maha RERA Registration Number _____ (Applied For)

UDIN-1

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
(1)	(2)	(3)	
1	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.	3700000/-	3700000/-
b.	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.	547000/-	547000/-
c.	Acquisition cost of TDR (if any)	-	-
d.	Amounts payable to State Government or competent authority of any other statutory authority of the State or Central Government, towards stamp duty, transfer charge, registration fees etc. and	200000/-	200000/-
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
f.	Under Rehabilitation scheme :		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-	-
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	-	-
	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 / 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	4447000/-	4447000/-
		(ii) Development Cost / Cost of Construction		
	a.	(i) Estimated Cost of Construction as certified by Engineer	15046500/-	-
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	-
		Note : (for adding to 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 service (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.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking institution (NBFC) or money lenders on construction funding or money borrowed for construction.	Interest - Principal O/s.	-
		Sub – Total of Development Cost	19493500/-	4447000/-
2		Total Estimated Cost of the Real Estate Project [1(i) +1(ii) of Estimated Column.	19493500/-	4447000/-
3		Total Cost Incurred of the Real Estate Project [1(i) +1(ii) of Incurred Column.	-	-
4		% completion of Construction Work (as per Project Architect's Certificate)	-	-
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)	-	-
6		Amount which can be withdrawn from the Designated Account	-	-
		Total Estimated Cost* Proportion of cost incurred (Sr. number 2* Sr. number 5)	-	4447000/-
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 Designated Bank Account under this certificate.	-	4447000/-

This Certificate is being issued for RERA compliance for the **Mr. Vishal R. Natkar** and is based on the records and documents produced before me and explanations provided to me by the partners of the firm.

Yours faithfully

Date :- 15/01/2020

Place : Bhusawal



or M/s. H.R. WAYKOLE & CO.
Chartered Accountants FRN 111709W
H. Natkar
Proprietor (F-32084)

Annexure-A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project
Sold Inventory

Sr No	Flat No	Carpet Area (In Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises

Sr No	Flat No /Shop No	Carpet Area (In Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	1	32.625	652500
2	2	32.625	652500
3	3	32.625	652500
4	4	32.625	652500
5	5	32.625	652500
6	6	32.625	652500
7	7	32.625	652500
8	8	32.625	652500
9	9	32.625	652500
10	10	32.625	652500
11	11	32.625	652500
12	12	32.625	652500
13	13	32.625	652500
14	14	32.625	652500
15	15	32.625	652500
16	16	32.625	652500



This Certificate is being issued for RERA compliance for the Vishal Rajendra Natkar and is based on the records and documents produced before me and explanations provided to me by the partners of the firm.

Yours faithfully

Date :- 15/01/2020

Place : Bhusawal



M/s. H.R. WAYKOLE & CO.
Chartered Accountants FRN 111705W

H. R. Waykole

Proprietor (F-32054)