

FORM-3

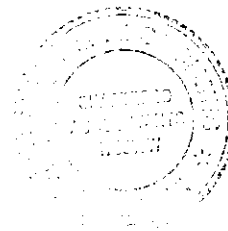
[see Regulation 3]

CHARTERED ACCOUNTANTS CERTIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number ___NEW APPLICATION___

Sr. No.	Particulars	Amount (Rs.)	
(1)	(2)	Estimated	Incurred
		(3)	(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.	9723640	9723640
	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.	—	—
	c. Acquisition cost of TDR (if any)	—	—
	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	—	—
	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/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 9723640 9723640



(1)

(2)

ii. Development Cost/ Cost of Construction :

a. (i) Estimated Cost of Construction as certified by Engineer.

1,92,00,000

(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.

1,83,26,847

Note: (for adding to total cost of construction incurred,

Minimum of (i) or (ii) is to be considered).

1,83,26,847

(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.

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b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.

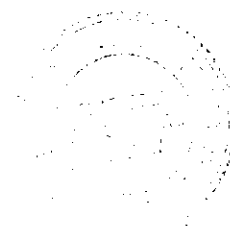
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c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;

—

Sub-Total of Development Cost

1,83,26,847



- | | | |
|----|---|-------------|
| 2. | Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column. | 2 8923640 |
| 3. | Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column. | 2 8050487 |
| 4. | % completion of Construction Work (as per Project Architect's Certificate) | 98%. |
| 5. | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %) | 96.98% |
| 6. | Amount Which can be withdrawn from the Designated Account.
Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) | 2,80,50,487 |
| 7. | Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. | 1,65,83,847 |

(1)

(2)

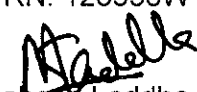
(3)

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- | | | |
|----|--|-------------|
| 8. | Net Amount which can be withdrawn from the Designated Bank Account under this certificate. | 1,14,66,640 |
|----|--|-------------|

This certificate is being issued for RERA compliance for the **TEJAS ASSOCIATES** and is based on the records and documents produced before me and explanations provided to me by the Partner of **TEJAS ASSOCIATES**

Yours Faithfully,

For NMLD & Associates
Chartered Accountants
FRN: 128538W


Manish Laddha
(Partner)
M.No. 119697

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

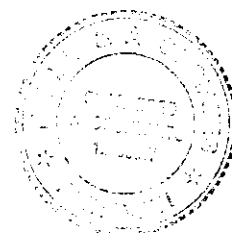
Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
01	Shop 1	18.693	636000	636000	0
02	Shop 2	18.522	671000	671000	0
03	Shop 3	18.738	1340000	1340000	0
04	Flat 102	49.545	2400000	2400000	0
05	Flat 103	47.889	1651000	1651000	0
06	Flat 104	47.691	2230000	2230000	0
07	Flat 201	48.222	2251000	2251000	0
08	Flat 203	47.970	1300000	1300000	0
09	Flat 204	46.305	1766000	1766000	0
10	Flat 301	48.222	2250000	2250000	0
11	Flat 303	47.970	2100000	2100000	0
12	Flat 304	46.305	2250000	2250000	0
13	Flat 404	46.305	3000000	3000000	0
14	Flat 501	36.00	1300000	1300000	0

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential Flat Rs.24,400 per sq.mtr, Commercial premises shop 30,500 per sm. mtr

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
(1)	(2)	(3)	(4)



01	Shop 4	18.423	561901
02	Flat 202	49.923	1218121
03	Flat 302	49.923	1218121
04	Flat 401	48.222	1176617
05	Flat 402	49.923	1218121
06	Flat 403	47.970	1170468
07	Flat 502	34.875	850950
08	Flat 101	51.507	1256771

