RAHUL P PATIL & COMPANY

(CHARTERED ACCOUNTANTS)

FORM 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(Q - 2 FOR FY. 2020-21)

FOR REGISTRATION OF A PROJECTAND SUBSEQUENT WITHDRAWAL OF MONEY

Cost of Real Estate Project Registration Number : Ritesh Suresh Lalwani (Authorised Partner Mangalam Infra)
(Project : Mangalam Park)

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incureed
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	3200000	3200000
	b. Amount on 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	206550	206550
	c. Acquisition cost of TDR (if any)	0	0
	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	148161	148161
	f. Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
	g. Under Rehabilitation Scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineers.	0	0
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0

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Rahul P. Patil & Co. M.No.166830 Chartered Accountant

	Note: [for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	0
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal or legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of transit accommodation, overhead cost,	0	0
	(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 rehabilitation.	0	0
	Sub Total of Land Cost	3554711	3554711
	ii. Development Cost / Cost of Construction		
	a. (i) Estimated cost of construction as certified by engineer	201386880	NIL
	(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA	NIL	4748546
	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 (ii) above i.e. salaries, consultants fees, site overheads, cost of services (Including water, electricity, sewerage), cost of machinery and equipment including its hire and maintained cost consumables etc. all cost directly incurred to complete the construction of the building/wings of the project registered	45312048	1124843.14
	b. Payment of taxes, cess, fees charges, premium, interest etc to any statutory authority	1479961	0
	c. Principal same interest payable to financial institutions, schedule bank, non banking financial institutions (NBFC) or money lenders on constructions funding or money borrowed for constructions:	0	0
	Sub Total of Development Cost	248178889	5873389.34



2	Total Estimated cost of the Real Estate Project [1 (i) + 1 (ii)] of Estimated Column		251733600	NIL
3	Total Cost incurred of the Real Estate Project [1 (i) + 1 (ii)] of Incurred Column		NIL	9428100
4	% completion of construction work (as per project architects certificate)			-
5	Proportion of the cost incurred on land cost and construction cost to the total estimated cost (3 / 2 %)	%		3.75
	6. Amount which can be withdrawal from the designated account total estimated cost * praporation of cost incurred (Sr. numbers 2* Sr. number 5)			9428100
6	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement			1701137
7	Net amount which can be withdrawn from the designated bank account under this certificate			7726963

This certificate is being issued for RERA compliance for the company (promoter's name) and is this on the records and documents produced before me and explanations provided to me by the management of the company

Yours Faithfully

Signature of the chartered Accountant
(Membership Numbe 166830)

Name
RAHUL P PATIL & COMPANY
CHARTERED ACCOUNTANTS

Date : 15.09.2023

Agreed & Accepted By

Ritesh Suresh lalwani
Authorised Partner
Mangalam Infra
Date. 15.09.2023

Rahul P. Patil & Co. M.No.166830 Chartered Accountant

UDIN 23166830BGWNIR5807

Notes:

1) Estimated cost of construction is declared by the assesee
2) Actual cost incurred is based on the bank accounts and certain documents/vouchers etc provided by the assesee
3) Assesse owned single project
4) All the financials transactions considered for issuing this certificate till 30.09.2020
5) This Form 3 is prepared for the period ended 30.09.2020 (Q - 2 FY 2020-21)
6) This certificate is preapred based on the financial data & information provided by the promotor, due to ceratain inhereent limits of verifcation we cant assured that whole the amount is used from the designated accounts is solley for the purpose of construction activity only.