

N M L D & Associates
Chartered Accountants
2nd Floor Shree Laxmi Apartment
Opposite Income Tax Department, Ambapeth
Amravati – 444601

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

To,
Sukhadi Infrastructures

Day & Date : 30/06/2023

Shop No.11, 1st Floor Wardhekar Complex, Aashiyad Colony, Near Shegaon Road, Amravati-444607
ADCFS9035Q

Subject : Certificate of Financial Progress of work of Silver Wood Residency having MahaRERA Registration Number- P50300017762 being developed by Sukhadi Infrastructures

Sir,

This Certificate is being issued for RERA compliance for the Silver Wood Residency having MAHARERA Registration Number **P50300017762** being developed by Sukhadi Infrastructures and is based on records and documents produced before me and explanations provided to me by the management of the Partnership

Table-A Estimated cost of the project (at the time of registration of project)

Sr No.	Particulars		Amount (Rs.)
			Estimated Cost (At the time of registration of project)
1	2		3
1. i)	Land Cost:		
	a)	*Value of the Land as ascertained from the Annual Statement of Rates (ASR)	1,800,000
	b)	Estimated amount of premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local authority or State Government/UT Administration or any Statutory authority	326,419
	c)	Estimated Acquisition cost of TDR (if any)	339,290
	d)	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	126,620
	e)	Estimated 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)	Estimated cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
	iii)	Estimated 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	-
	iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
		Sub Total of Land Cost Rs	2,592,329
ii)		Development Cost / Cost of Construction of building:	
	a	Estimated Cost of Construction as certified by Engineer	11,350,000
	b	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	c	Estimated Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	-
	d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	e	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	11,350,000
		Total cost of Project (Estimated)	13,942,329

Note: 1. Pass through charges are not included in estimated cost of construction; 2. Estiamted Cost shall be revised (whenever required) through revision application

Table B - Actual Cost Incurred on the project as on <Cut off Date for Certificate> 31-3-22		
Sr. No.	Particulars	Amount (Rs)
		Incurred
1	Land Cost	
a	*Value of the Land as ascertained from the Annual Statement of Rates (ASR)	1,800,000
b	Incurred Expenditure on premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local authority or State Government/UT Administration or any Statutory authority	326,419
c	Incurred Expenditure for acquisition of TDR(if any)	339,290
d	Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	126,620
e	Land Premium paid for redevelopment of land owned by public authorities	-
f	Under Rehabilitation scheme:	
	i) Incurred expenditure for construction of rehabilitation building. Minimum (a) or (b) to be considered :	-
	(a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by engineer.	-
	(b) Incurred expenditure for construction of rehab building as per the books of accounts as verified by the CA.	-
	ii) Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
	iii) Incurred expenditure towards 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	-
	iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	SUB TOTAL OF LAND COST:	2,592,329.00

2 Development Cost / Cost of Construction		
	i) Expenditure for construction. Minimum of (a) and (b) to be considered	7,990,383
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	8,090,383
	(b) Actual cost of construction incurred as per the books of accounts as verified by the CA	7,990,383
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	800,000
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries, consultant fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.), absorbed costs (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	-
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to Statutory Authority.	-
	(v) Incurred Expenditure towards Interest 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	8,790,383.47
3	Total cost of the project (Actual incurred as on <Cut off Date for Certificate>)	11,382,712
4	Proportion of the cost incurred on land cost and construction cost to the total estimated cost (Table A)	81.64%
5	Amount which can be withdrawn from the designated account	11,382,712
6	Less : Amount withdrawn till date of this certificate from the designated account	7,109,899
7	Net amount which can be withdrawn from the designated Bank account under this certificate	4,272,813

Note: 1. Pass through charges or indirect taxes are not included in incurred cost;