

FORM -3 (See Regulation 3)
CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
COST OF REAL ESTATE PROJECT MAHA RERA Registration No

Sr. No.	PARTICULARS	AMOUNT (Rs.)	
		Estimated	Incurred
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	3,085,000	3,085,000
b	Amount of Premium payable to obtain development rights. FSI, additional FSI, gunfible 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 of Central Govt. toward stamp duty transfer charges, registration fees etc., and	299,500	299,500
f	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
g	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	3,384,500	3,384,500



II	Development cost / Cost of Construction :		
a	(i) Estimated cost of Construction as certified by the Engineer (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 (ii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, ie., 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 cost, consumables etc., All cost directly incurred to complete the construction of the entire phase of the project registered.	55,048,935	34,209,831
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 financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
	Sub-Total of Development Cost	55,048,935	34,209,831

2	Total Estimated Cost of the Real Estate project (1(i) +(ii) of Estimated Column	58,433,435
3	Total cost incurred of the Real Estate project (1(i) +1(ii) of incurred column)	37,594,331
4	% completion of Construction work (Refer Note)	74.49%
5	Proportion of the cost incurred on land cost and construction cost to the total estimated cost (3/2%)	64.34%
6	Amount which can be withdrawn from the Designated Account (Total estimated cost + Proportion of cost incurred (Sr. number 2 * Sr. Number 5) Less : Amount withdrawn till date of this certificate as per the books of accounts and bank statement	37,594,331 40,210,256
7	Net amount which can be withdrawn from the designated Bank account under this Certificate	(2,615,925)



This Certificate is being issued for RERA compliance for the Harihar Infrastructure Development Corporation Limited (Director - Manish Badiyani) for the year ended 31-03-2021 and is based on the records and documents produced before me and explanations provided to me by the management of the Company. Since cost attributable to the project is not exactly available certain assumptions are made on estimated basis.

Note: As per the Architect's Certificate, the construction for the current approved plan is complete in all respects. However, a revised plan is in the process of being approved wherein two storeys will be constructed and therefore to ascertain the % completion of work and the estimated cost of construction, the same has been taken into consideration.

Yours Faithfully
SAJJAD RASUL & CO.,
Chartered Accountants



Proprietor
(Membership Number : 108933)
Name : SAJJAD RASUL
UDIN: 21108933AAAAMP3241
Date : 06/09/2021
Place : Nagpur



ADDITIONAL INFORMATION FOR ON GOING PROJECTS

1	Estimated Balance Cost of Complete the Real Estate project (Difference of Total Estimated Project cost less cost incurred) (calculated as per the Form IV)	20,839,104
2	Balance Amount of receivables from sold apartments as per Annexure A to this certificate (As certified by Chartered Account as varified from the records and books of accounts)	-
3	(i) Balance Unsold area (to be certified by the Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this Certificate	774.4 /- Sq Mtr 25,229,952
4	Estimated receivables of ongoing project sum of 2 + 3(ii)	25,229,952
5	Amount to be deposited in Designated Account- 70% or 100% if 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated account (if 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated account.	17,660,966

This Certificate is being issued for RERA compliance for the Company (Promoter's) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
SAJJAD RASUL & CO.,
Chartered Accountants

S.Rasul

Proprietor
(Membership Number : 108933)
Name : SAJJAD RASUL
UDIN: 21108933AAAAMP3241
Date : 06/09/2021



Unsold Inventory Valuation)					
Ready Recknor Rate as on the date of Certificate					
of the Residential /commercial premises Rs 32,580/- per sm.					
Sr. No.	Flat No.	Flat Area Sq. mtrs (Built Area)	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR) (Sq. Mtrc	Total Amt.
Gokulpark Tower No. 1					
1	501	133.77	96.8	32580	3153744
2	502	133.77	96.8	32580	3153744
3	503	133.77	96.8	32580	3153744
4	504	133.77	96.8	32580	3153744
5	601	133.77	96.8	32580	3153744
6	602	133.77	96.8	32580	3153744
7	603	133.77	96.8	32580	3153744
8	604	133.77	96.8	32580	3153744
	Total	1070.16	774.4	260640	25229952

**SOLD IVENTORY
GOKULPARK TOWER NO. 1**

Sr. No.	Flat No.	Customer Name	Carpet Area Sq. mtr	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	101	Shri Kumar Doshi	96.8	5700000	5700000	0
2	102	Shri Kumar Doshi	96.8	5700000	5700000	0
3	103	Smt Ratna S. Muley	96.8	4200000	4200000	0
4	104	Shri Suresh H. Chaudhari	96.8	4300000	4300000	0
5	201	Shri Avinash Appalwar	96.8	4500000	4500000	0
6	202	Shri Dipak Kumar H. Ruparel	96.8	4950000	4950000	0
7	203	Smt Jayshri P. Sonkusley	96.8	5650000	5650000	0
8	204	Shri Mahesh S. Deshmukh	96.8	3788000	3788000	0
9	301	Smt. Kumudini Dhore	96.8	5040000	5040000	0
10	302	Shri Bhaskar Soor	96.8	4950000	4950000	0
11	303	Shri Vikram K. Kulkarni	96.8	4950000	4950000	0
12	304	Shri Satyanarayan S. Jaiswal	96.8	4000000	4000000	0
13	401	Shri Avinash Ramesh Kanere	96.8	5760000	5760000	0
14	402	Kumandiri Ravindra Dhore	96.8	4900000	4900000	0
15	403	Suresh Kumar Shinkhedar	96.8	4900000	4900000	0
16	404	Shri Chandrakant M. Bokde	96.8	5040000	5040000	0
17	4	Sau Seema Satyanarayan Jaiswal	61.78	3000000	3000000	
	Shop	Commercial				
	1	Shri Ram Balkrishna Rakshak	343.00	17500000	13000000	4500000
	2	Shri Ram Balkrishna Rakshak	89.92	4500000	4500000	0
	3	Shri Roshan Baruk Tirkey	111.48	13000000	13000000	0
	3A	Seema Satyanarayan Jaiswal	45.05	4000000	4000000	
	4	Seema Satyanarayan Jaiswal	61.78	3000000	3000000	
	Total	Total	2261.81	123328000	118828000	4500000

