

FORM-3 (UT)

CHARTERED A COUNTANT'S CERTIFICATE

(F OR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

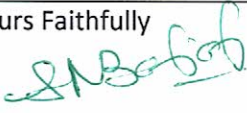
Cost of Real Estate Project MahaRERA Registration Number NIL

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		Rs. 58,00,000/-	Rs. 58,00,000/-
	b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or UT Administration or any Statutory Authority		Rs. 35,34,800/-	Rs. 35,34,800/-
	c.	Acquisition cost of TDR (if any)		Rs. 13,50,000/-	Rs. 13,50,000/-
	d.	Amounts payable to 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		Rs. 9,33,500/-	Rs. 9,33,500/-
	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		N.A.	N.A.
				N.A.	N.A.



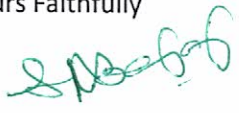
			any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.		
			(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any		
			authorities towards and in project of rehabilitation		
			Sub-Total of LAND COST	Rs.1,16,18,300/-	Rs.1,16,18,300/-
	ii.	Development Cost/ Cost of Construction :			
	a.	(i) Estimated Cost of Construction as certified by Engineer	Rs. 11,05,53,300/-	0	
		(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)	Rs. 13,33,800/-	Rs. 3,33,800/-	
		(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.			
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.			
	c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	Rs. 41,99,000/-		
		Sub-Total of Development Cost	Rs.11,60,86,100/-	Rs. 3,33,800/-	
02.	Total Estimated Cost of the Real Estate Project [(1i)+1(ii) of Estimated Column			Rs.12,77,04,400/-	Rs 0



3.	Total Cost Incurred of the Real Estate Project 1(i)+1(ii) of Incurred Column	Rs 0	Rs. 1,19,52,100/-
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)	9.36%	
	6. Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1,19,52,100/-	
	7. less: Amount withdrawn till date at this certificate since the Inception of the project (This shall include 70% of the amounts already realised till date and not provided in the Separate Bank Account)	0	
	8. Net Amount which can be withdrawn from the Designated Bank Account under this certificate (6-7)	1,19,52,100/-	
	(If this figure is negative, then the respective amount needs to be deposited within a period of three months of application of registration)		
	This certificate is being issued for MahaRERA compliance for the Organisation [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.		
	Yours Faithfully  Signature of Chartered Accountant (Membership Number 107678) Sanjeev Nandkishore Bajaj		

This certificate is being issued for MahaRERA compliance for the **M/s Peace Apartment Prop. Saleem Shamsher Patel** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully


Signature of Chartered Accountant
(Membership Number 107678)
Sanjeev Nandkishore Bajaj

