Form 3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number P51600004799 (Parksyde Homes - Phase 5A)

Sr. No.			Particulars	Amount (INR)	
				Estimated	Incurred
1	i		**Land Cost:**		
		a.	Value of land as ascertained from the Annual Statement of Rates (ASR)	21,27,96,761	21,27,96,761
		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	11,03,40,665	6,90,11,230
		c.	Acquisition cost of TDR (if any)	1,08,455	1,08,455
		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	95,41,036	1,02,24,333
		e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
		f.	Under Rehabilitation scheme		
		f.(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
		f.(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)*		
		f.(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,		
		f.(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		
		f.(v)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabiliation component.		
			Sub-total of land cost	**33,27,86,917**	**29,21,40,779**

	ii.		**Development cost / cost of construction**		
		a. (i)	Estimated cost of construction as certified by engineer	82,95,30,000	36,35,41,653
		a. (ii)	Actual cost of construction incurred as per the books of accounts as verified by the CA *Note : (minimum of (i) or (ii) is to be considered)*	82,95,30,000	36,32,42,580
		a.(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.	36,31,90,185	17,91,33,355
		b.	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory authority.	-	17,27,718
		c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	2,89,71,899
			Sub-Total of Development Cost	**1,19,27,20,185**	**57,30,75,551**
2	Total cost of the project (Estimated and Actual)			**1,52,55,07,102**	**86,52,16,330**
3	Proportion of the cost incurred on land cost and construction cost to the total estimated cost.				56.72%
4	Amount which can be withdrawn from the designated account				86,52,16,330
5	Less: Amount withdrawn till date of this certificate from the Designated Account				79,35,38,253
6	Net amount which can be withdrawn from the designated bank account under this certificate				7,16,78,077

This certificate is being issued for RERA compliance for Jaikumar Constructions Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For S H A R P A A R T H & CO.
Chartered Accountants
FRN: 132748W



CA Krishna Jajoo
Partner
Membership No. 166371
Date: October 04, 2021
UDIN: 21166371AAAACA1373