S. A. PANDHARKAR & CO.

Gulmohar Bunglow,Opp.DGP Nagar, Near Super Town, Ambad,Nashik

SAI MEDGHDOOT

Form - 3

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

Cost of Real Estate Project SAI MEGHDOOT Registration Number P51600013390

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 [RENT PAID TO SOCIETY - LAND OWNER]	6275448	4778571
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungiblearea, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		
	c. Acquisition cost of TDR (if any)	6456500	6456500
	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	2902000	2902000
	f. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	Under Rehabilitaion scheme :		
	g. (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		

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	(iii) Cost towards clearances of land of all or any encumbrances including cost of removal of lagal/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 rehablitation.		
	Sub - Total of LAND COST	**15633948**	**14137071**
ii.	**Development Cost/ Cost of Construction :** a. (i) Estimated Cost of Construction as certified by Engineer	34600000	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		8005205
	(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 machineries and equipment including its hire and maintainces costs, consumables etc. All costs directly incurred to complete the constuction of the building / wings of the project registered.	2162000	546132
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	4581650	3382605
	C. Principal sum and interest payable to financial institutions, scheduled banks, nonbanking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction :	8423657	2390654
	Sub - Total of Development Cost	**49767307**	**14324596**

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2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	65401255	0
3	Total Cost Insurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		28461667
4	% completion of Construction Work (as per Project Architect's Certificate)		
5	Proporion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		43.52%
6	Amount Which can be withdrawn from the Designated Account		
	Total Estimated Cost* Proportion of cost incurred (Sr. number 2* Sr. number 5)		28461667
	Less: Amount withdrawn till date of this cerificate as per the Books of Accounts and Bank Statement		5925000
	Net Amount which can be withdrawn form the Designated Bank Account under this certificate		22536667

This certificate is being issued for RERA compliance for The M/s PERFECT BUILDCON PROP. ANIL SHANKAR AHER, and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For S.A. Pandharkar & Co.
Chartered Accountant
FR.No. 107293W

Name: Subhash A. Pandharkar
M.No. 033761
Place:- Nashik