FORM - 3
CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real estate Project MahaRERA Registration Number

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
(1)	(2)	(3)	

1. i Land Cost :

a.	Acquision Cost of Land or Development Rights, Lease Premium, Lease Rent, interest cost incurred or payable on Land Cost and Legal Cost	1680000	1680000
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and other incentive under DCR from Local Authority or State Government or sny Sttutory Authority		
c.	Acquisition Cost of TDR	0	0
d.	Amounts payable to State Government or Competant Authorityor any other Statutory Authority of the State or Central government towards Stamp Duty, Transfer Charges, Registration Fees etc.	0	0
e.	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) Actual cost of construction of rehab building as per the books of accounts as varified 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 encumbrancesincluding cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accomodation, Overhead Cost etc.		
	(IV) Cost of ASR linked premium, fees, charges and securiyu deposits or maintainance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation		
	Sub-Total of LAND COST	1680000	1680000

ii Development Cost / Cost of Construction :

a.	(I) Estimated Cost of Construction as certified by Engineer	11141430	
	(II) Acual Cost of Construction incurred as per the books of Accounts as verified by the CA	0	3570000
Note : for total cost of construction incurred, Minimum of (I) or (II) is to be considered			
	(III) On-Site expenditure for development of entire project excluding cost of construction as per (I) or (II) above i.e. salaries, consultant fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment icluding its hire and maintainance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered	0	0
b.	Payment of Taxes, Cess, Fees, Charges, Preimiums, interest etc to any Statutory Authority		
c.	Principal sum and interest payable to Financial institutions, Scheduled banks, Non-banking financial institutions (NBFC) or Money lenders on Construction funding or money borrowed for construction		
	Sub-Total of Development Cost	11141430	3570000

2.	Total Estimated Cost of the Real Estate Project [1 (I) + 1 (II)]of Estimated column	12821430	
3.	Total Estimated Cost of the Real Estate Project [1 (I) + 1 (II)]of Incurreded column		5250000



4.		% Completion of Construction Work (As per Project Architect's Certificate)		%
5.		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (**Sr. No. 3. / Sr. No. 2**. %)		41%
6.		Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost Incurred **(Sr. No. 2. * Sr. No. 5)**		5250000
7.		Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		0
8.		Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		5250000

This cerificate is being issued for RERA compliance for M/s. Shree Swami Samarth Traders Builders and Developers and is based on the records and documents produced before me and explaination provided to me by the Management of the

SNGP & CO. * FRN NO. 137101W AURANGABAD * CHARTERED ACCOUNTANTS

Yours Faithfully

Name :
Membership No. :

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated Balance Cost to complete the Real Estate Project (Difference between Total Estimated Project Cost less Cost Incurred) (Calculated as per Form IV)	
2.	Balance Amount of receivables from the Sold Apartments as per Annexure A to this certificate (As certified by CA as verified from the records and books of Accounts)	
	(I) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of Accounts)	
3.	(II) Estimated amount of Sales proceeds in respect of Unsold apartments (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	
4.	Estimated receivables of ongoing project **Sum of Sr. No 2 and Sr. No. 3. (II)**	
5.	Amount to be deposited in the Designated Account - **70% or 100%**	
	If **4. greater than 1.** then **70%** of the balance receivables of ongoing project will be deposited in designated account	
	If **4.lesser than 1.** then **100%** of the balance receivables of ongoing project will be deposited in designated account	

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SNGP & CO. * FRN NO. 137101W AURANGABAD * CHARTERED ACCOUNTANTS

Yours Faithfully

Name :
Membership No. :

As per Report of even date
FOR SNGP & CO.
CHARTERED ACCOUNTANTS
FRN. 137101W

CA YASH NAGAR
PARTNER
M.NO.:154387

Annexure A

Statement for Calculation of Receivables from the Sales of Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No. / Shop No.	Carpet Area	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
		(in sq. mts.)	(in Rs.)	(in Rs.)	(in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)
	TOTAL				

Unsold Inventory Valuation

Ready Recknor Rate as on date of Certificate of the Residential premises Rs._____/- per sq. mt. / Commercial Rs. _____/- per sq.mt.

Sr. No.	Flat No. / Shop No.	Carpet Area	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
		(in sq. mts.)	(in Rs.)	(in Rs.)	(in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)
	TOTAL				

SNGP & CO. CHARTERED ACCOUNTANTS FRN NO. 137101W AURANGABAD