FORM - 3 [see Regulation 3]

AGRAWAL BAJORIA PADIYA AND ASSOCIATES

CHARTERED ACCOUNTANTS

Add: F7, Tapadiya Complex, Old Cotton Market, Akola-444001

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

Cost of Real Estate Project

Sr. No.	Particulars	Amount (`)	
		Estimated	Incurred
1	i. Land Cost		
	a. Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost	2283890	3210260
	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.	641930	641930
	c. Acquistion cost of TDR (if any)	333180	333180
	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	25000	0
	f. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
	g. Under Rehabilitation scheme:	0	0
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0
	(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)	0	0
	(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,	0	0
	(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.	0	0
	Sub-Total of LAND COST	3284000	4185370
	ii. Development Cost/Cost of Construction:		
	a. (i) Estimated Cost of Construction as certified by Engineer	16613931	BLANK
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	BLANK	3471704
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	a. (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, seweage), cost of machineries and equipment including its hire and maintenance costs, consumables, etc.	1010126	0
	All costs directly incurred to complete the construction of the buildings/wings of the project registered.		
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	0	0
	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;		
	Principal sum 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	17624057	3471704

AGRAWAL BAJORIA PADIYA & ASSOCIATES CHARTERED ACCOUNTANTS FRN 134081W AKOLA

FORM - 3 [see Regulation 3]

AGRAWAL BAJORIA PADIYA AND ASSOCIATES

CHARTERED ACCOUNTANTS

Add: F7, Tapadiya Complex, Old Cotton Market, Akola-444001

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

Cost of Real Estate Project

2	**Total Estimated Cost of the Real Estate Project [1(I+1(ii)] of Estimated Column**	20908057
3	**Total Cost Incurred of the Real Estate Project [1(I+1(ii)] of Incurred Column**	7657074
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. (3/2 %)	36.62%
6	Amount Which can be withdrawn from the Designated Account	7657074
	Total Estimated Cost* Proportion of cost incurred (Sr. number 2* Sr. number 5)	
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	7657074

This certificate is being issued for RERA compliance for "Kishore M Agrawal" and is based on the records and documents produced before me and explanations provided to me by the Promotor.

AGRAWAL BAJORIA PADIYA & ASSOCIATES
CHARTERED ACCOUNTANTS
F.R.N . 134081 W

AGRAWAL BAJORIA PADIYA & ASSOCIATES ★ CHARTERED ACCOUNTANTS FRN 134081W AKOLA

HEMANT O. AGRAWAL
PARTNER
M.No. 145490
Date:- 21/11/2019
UDIN:- 19145490AAAAAT3815

FORM - 3 [see Regulation 3]

AGRAWAL BAJORIA PADIYA AND ASSOCIATES

CHARTERED ACCOUNTANTS

Add: F7, Tapadiya Complex, Old Cotton Market, Akola-444001

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

Cost of Real Estate Project Registration Number

Annexure A

Statement for calculation of Receivables from the Sales of the New Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
NIL					

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential Premises

Sr. No.	Flat No./ Shop No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	Shop No. 1 (GF)	16.81	129,437
2	Shop No. 2 (GF)	16.81	129,437
3	Shop No. 3 (GF)	16.81	129,437
4	Shop No. 4 (GF)	16.81	129,437
5	Shop No. 5 (GF)	7.24	55,748
6	Shop No. 1 (1F)	13.23	96,579
7	Shop No. 2 (1F)	13.23	96,579
8	Shop No. 3 (1F)	13.23	96,579
9	Shop No. 4 (1F)	14.39	105,047
10	Flat No. 1 (1F)	55.86	407,778
11	Flat No. 2 (1F)	51.01	372,373
12	Flat No. 1 (2F)	62.93	459,389
13	Flat No. 2 (2F)	55.86	407,778
14	Flat No. 3 (2F)	51.01	372,373
15	Flat No. 1 (3F)	62.93	459,389
16	Flat No. 2 (3F)	55.86	407,778
17	Flat No. 3 (3F)	51.01	372,373
18	Flat No. 1 (4F)	62.93	459,389
19	Flat No. 2 (4F)	55.86	407,778
20	Flat No. 3 (4F)	51.01	372,373

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AKOLA