CHARTERED ACCOUNTANT'S CERTIFICATE

This is to certify the cost of Real Estate Project of **Kalpataru Appartment**
MahaRERA Registration Number **NA (New Registration)**

SR. No.	Perticulars	Amount (In 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	198000.00	198000.00
	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	562992.00	562992.00
	c Acquisition cost of TDR (if any)	0.00	0.00
	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	26400.00	26400.00
	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 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 any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodationor 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	**787392.00**	**787392.00**

	ii. **Development Cost/ Cost of Construction :** a **(i)** Estimated Cost of Construction as certified by Engineer	35000000.00	
	(ii)Actual Cost of construction incurred as Per the books of accounts as verified by the CA		20159102.00
	Note : (for adding to 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, consultantsfees, site overheads, development works,cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenancecosts, 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.	274622.00	274622.00
	c Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders onconstruction funding or money borrowed for construction; **(Loan Amount Of Rs 3,00,00,000/- from Sunderlal Saoji Urban Co-op. Bank Ltd.)**	7,200,000.00	649,739.00
	Sub - Total of Development Cost	**42474622.00**	**21083463.00**

	2 Total Cost Estimated of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	43262014.00
	3 Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	21870855.00
	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.	51%
	6 Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	21870855.00
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	0.00
	7 Net Amount which can be withdrawn from the Designated Bank Account under this certificate	21870855.00

This certificate is being issued for RERA compliance of the **Kalpataru Appartment (Prop. Vivek N. Chaware)** and is based on the records and documents produced before me and explanations provided to me by the management.

For Kaloti Lathiya
Chartered Accountant
FRN 104589W

KALOTI & LATHIYA ★ AMRAVATI FRN:104589W ★ CHARTERED ACCOUNTANTS

CA Mayur Zanwar
Partner
M.No. 112093
Date: 23/09/2017