CA
A S B & ASSOCIATES
CHARTERED ACCOUNTANTS

331, BAWA TOWER, SEC-17
VASHI, NAVI-MUMBAI-400703.
PHONE NO. 022-27892666
EMAIL: admin@asbassociates.in
Website: www.asbassociates.in

FORM-3

[seeRegulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number_____

Sr. No.	Particulars	Amount Estimated Rs.	Amount Incurred Rs.
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.	3,06,96,727	3,06,96,727
	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.	18,15,338	18,15,338
	c) Acquisition cost of TDR (if any)	NIL	NIL
	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	16,33,193	16,33,193
	e) Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL	NIL
	f) Under Rehabilitation Scheme :	N.A.	N.A.
	(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.		
	(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,		
	(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	**3,41,45,258**	**3,41,45,258**

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NAVI MUMBAI
F. R. NO.
134676W
CHARTERED ACCOUNTANTS

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	II Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer.	14,21,00,000	16,50,600
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	NIL	NIL
	(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.	4,20,50,000	NIL
	b. Payment of Taxes, cess, fees, charges, premiums,interest etc. to any statutory Authority.	25,00,000	NIL
	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 ;	5,01,00,000	NIL
	Sub-Total of Development Cost	**23,67,50,000**	16,50,600
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	27,08,95,258	NIL
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	NIL	3,57,95,858
4.	% completion of Construction Work (as per Project Architect's Certificate)	Certificate of Architect attached herewith	
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)	13.2139%	
6.	Amount Which can be withdrawn from the Designated Account.		
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	3,57,95,858	
7.	**Less**: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	NIL	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	3,57,95,858	

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This certificate is being issued for RERA compliance for the Company Tulsi Infra Projects Pvt. Ltd. and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

Yours Faithfully,
For ASB & Associates
Chartered Accountants
FRN



Sureshkumar S Jain
Partner
Membership No. 130915

25th July 2017
Navi Mumbai

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