CHARTERED ACCOUNTANT'S CERTIFICATE

This is to certify the cost of Real Estate Project of **Madhusuman Residency**
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	991,739.00	991,739.00
	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	1,096,682.00	1,096,682.00
	c Acquisition cost of TDR (if any)	1,106,126.00	1,106,126.00
	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	117,284.00	117,284.00
	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	**3,311,831.00**	**3,311,831.00**

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	ii. **Development Cost/ Cost of Construction :** a **(i)** Estimated Cost of Construction as certified by Engineer	20,080,900.00	
	(ii)Actual Cost of construction incurred as Per the books of accounts as verified by the CA		-
	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.	-	-
	c Principal sum and interest payable to financial institutions, scheduled banks, non- bankingfinancial institution (NBFC) or money lenders onconstruction funding or money borrowed for construction;	-	-
	Sub - Total of Development Cost	**20,080,900.00**	-

2	Total Cost Estimated of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	23,392,731.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	3,311,831.00
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.	14.16%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	3,311,831.00 -
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,311,831.00

This certificate is being issued for RERA compliance of the **Aditya-Shree Builders & Developers** and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

For Kaloti & Lathiya
Chartered Accountant
FRN 104589W

CA Sheetal Jain
Partner
M.No. 172073
Date: 10/08/2019
UDIN: 19172073AAAAAV3938

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AMRAVATI
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Annexure A

Statement for calculation of Receivables from the Sales of the Ongoi

Sold Inventory: NIL

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential premises of Rs. 22100/Sq. Mtr & 25400/Sq.Mtr

SR. No	Flat No.\Shop No.	Carpet Area(In Sq. Mt.)	Unit Consideration as per Ready Recknor Rate ASR
1	GF	56.06	12,38,926.00
2	101	61.35	15,58,290.00
3	102	54.17	13,75,918.00
4	103	62.84	15,96,136.00
5	104	59.74	15,17,396.00
6	201	61.35	15,58,290.00
7	202	54.17	13,75,918.00
8	203	62.84	15,96,136.00
9	204	59.74	15,17,396.00
10	301	61.35	15,58,290.00
11	302	54.17	13,75,918.00
12	303	62.84	15,96,136.00
13	304	59.74	15,17,396.00
14	401	61.35	15,58,290.00
15	402	54.17	13,75,918.00
16	403	62.84	15,96,136.00
17	404	59.74	15,17,396.00

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