



Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Cost of Real Estate Project Registration Number

Sr No.	Particulars	Amount 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		- 2,889,000.00
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	Nil	
c)	Acquisition cost of TDR (if any)	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	Nil	
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	Nil	
g)	Under Rehabilitation scheme:	Nil	
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	Nil	
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	Nil	
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	Nil	
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,	Nil	
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.	Nil	
Sub Total of LAND COST Rs -			<u>2,889,000.00</u>



ii) **Development Cost / Cost of Construction:**

a (i)	Estimated Cost of Construction as certified by Engineer	11,500,000.00
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	Nil
	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, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	Nil
	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.	Nil
c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	Nil
	Sub Total of Development Cost	11,500,000.00
2	Total Estimated Cost of the Real Estate Project [1(I + 2(ii)) of Estimated Column	11,500,000.00
3	Total Cost Incurred of the Real Estate Project [1(I + 1(ii)) of Incurred Column	2889000.00
4	% completion of Construction Work (as per Project Architect's Certificate)	0
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)	25.12%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5) Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	2888800.00 0
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2888800.00
	This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is	

Yours Faithfully

Akhil Sharma

CA. Akhil Sharma

Memb. No. 121327

For, Agrawal Sharma & Associates

Chartered Accountants

F.R.No. 128033W

UDIN 19121327AAAABT4176



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

- 1 Estimated Balance Cost to Complete the Real Estate Project
(Difference of Total Estimated Project cost less Cost incurred)

(calculated as per the Form IV)
- 2 Balance amount of receivables from sold apartments as per
annexure A to this Certificate
(as certified by Chartered Accountant as verified from the records
and books of Accounts)
- 3 i Balance unsold area
(to be certified by Management and to be verified by CA from the
records and books of accounts)

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)

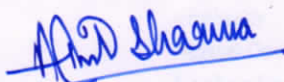
as per Annexure A to this certificate
- 4 Estimated receivables of ongoing project. Sum of 2 + 3 (ii)
- 5 Amount to be deposited in Designated Account - 70% or 100%

If 4 is greater than 1, then 70% of the balance receivables of
ongoing project will be deposited in designated account

If 4 is lesser than 1, then 100% of the balance receivables of
ongoing project will be deposited in designated Account.

This Certificate is being issued for RERA compliance for the Company [DINESH DOLARE] and is
based on the records and documents produced before me and explanations provided to me by the
management of the Company.

Yours Faithfully



CA. Akhil Sharma
Memb. No. 121327

For, Agrawal Sharma & Associates
Chartered Accountants

F.R.No. 128033W

UDIN: 19121327AAAABJ4176

