

JICHKAR GALANI & CO.
CHARTERED ACCOUNTANTS

202-B, Siddesh Sai Apartment, Sakardara, Nagpur. Mobile No. 08149924237

FORM - 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Cost of Real Estate Project Registration Number _____

Sr. No		Particular	Amount (In Rs.)	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	Rs. 64,75,000.00	0
1	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	0	0
	c.	Acquisition cost of TDR (if any)	0	0
	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	0	0
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
	f.	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	0	0
		Note : (For total cost of construction incurred , Minimum of (i) and (ii) is to be considered		



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			0	0
	iii)	Cost towards clearance of all or any encumbrances including 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	Rs. 64,75,000.00	0
	ii)	<u>Development Cost/ Cost of Construction :</u>		
	a)	(i) Estimated Cost of Construction as certified by Engineer	Rs. 3,87,69,624.00	0
		ii) Actual Cost of Construction incurred as per book 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.)	0	0
		iii) a] 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 , consumable etc. All costs are directly incurred to complete the construction of the building / wings of the project registered.	0	0
		iii) b] Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.	0	0
		iii) 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 .	0	0



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			Sub – Total of Development Cost	Rs. 3,87,69,624.00
				0
2.			Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column	Rs. 4,52,44,624.00
3.			Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column	0
4.			% completion of Construction Work (as per Project Architect's Certificate)	0
5.			Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3 / Sr.2 %)	0
6.			Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	0
			Less: Amount withdrawn till date of this certificate as Per the Books of Accounts and Bank Statement	0
7.			Net Amount which can be withdrawn from the Designated Bank-Account under this certificate	0

This certificate is being issued for RERA compliance for Company Name and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
For Jichkar Galani & Co.
Chartered Accountant

Nikhil

Nikhil Sudhakar Jichkar
Proprietor
Membership No. 167821



UDIN : 19167821 AAAAB77905

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(ADDITIONAL INFORMATION FOR ONGOING PROJECT)

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). **Rs. 4,52,44,624.00**

2. Balance amount of receivables from sold apartments as per Annexure A.
To this certificate (as certified by Chartered Accountant as verified from the record and books Of Accounts) **Rs. 57,77,000.00**

3.(i) Balance Unsold area

(to be certified by Management and to be verified by CA from the records Books of Accounts) **30.04 Sq Mtr**

(ii) Estimated amount of sales proceeds in respect of unsold apartments **Rs. 948,000.00**

(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) **Rs. 4,44,67,000.00**

5. Amount to be deposited in Designated Account – 70% or 100%

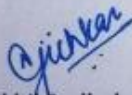
IF 4 is greater than 1, then 70% of the balance receivable of ongoing Project will be deposited in designated Account

IF 4 is lesser than 1, then 100% of the balance receivable of ongoing Project will be deposited in designated Account

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For Jickar Galani & Co.
Chartered Accountant


Nikhil Sudhakar Jickar
Proprietor
Membership No. 167821



UDIN: 19167821 AAAABY 7905

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Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

Residential:

Sr. No.	Flat No.	Carpet Area (In sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment (in Rs.)	Received Amount	Balance Receivable
1	A-001	30.04	948,000	109,000	839,000
2	A-002	30.04	948,000	109,000	839,000
3	A-003	30.04	948,000	109,000	839,000
4	A-004	30.04	948,000	109,000	839,000
5	A-005	30.04	948,000	109,000	839,000
6	A-006	30.04	948,000	109,000	839,000
7	A-101	30.04	948,000	109,000	839,000
8	A-102	30.04	948,000	109,000	839,000
9	A-103	30.04	948,000	109,000	839,000
10	A-104	30.04	948,000	109,000	839,000
11	A-105	30.04	948,000	109,000	839,000
12	A-106	30.04	948,000	109,000	839,000
13	A-107	30.04	948,000	109,000	839,000
14	A-108	30.04	948,000	109,000	839,000
15	A-201	30.04	948,000	109,000	839,000
16	A-202	30.04	948,000	109,000	839,000
17	A-203	30.04	948,000	109,000	839,000
18	A-204	30.04	948,000	109,000	839,000



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19	A-205	30.04	948,000	109,000	839,000
20	A-206	30.04	948,000	109,000	839,000
21	A-207	30.04	948,000	109,000	839,000
22	A-208	30.04	948,000	109,000	839,000
23	A-301	30.04	948,000	109,000	839,000
24	A-302	30.04			
25	A-303	30.04	948,000	109,000	839,000
26	A-304	30.04	948,000	109,000	839,000
27	A-305	30.04	948,000	109,000	839,000
28	A-306	30.04	948,000	109,000	839,000
29	B-001	30.04	948,000	109,000	839,000
30	B-002	30.04	948,000	109,000	839,000
31	B-003	30.04	948,000	109,000	839,000
32	B-004	30.04	948,000	109,000	839,000
33	B-005	30.04	948,000	109,000	839,000
34	B-006	30.04	948,000	109,000	839,000
35	B-101	30.04	948,000	109,000	839,000
36	B-102	30.04	948,000	109,000	839,000
37	B-103	30.04	948,000	109,000	839,000
38	B-104	30.04	948,000	109,000	839,000
39	B-105	30.04	948,000	109,000	839,000
40	B-106	30.04	948,000	109,000	839,000
41	B-107	30.04	948,000	109,000	839,000
42	B-108	30.04	948,000	109,000	839,000
43	B-201	30.04	948,000	109,000	839,000
44	B-202	30.04	948,000	109,000	839,000
45	B-203	30.04	948,000	109,000	839,000



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46	B-204	30.04	948,000	109,000	839,000
47	B-205	30.04	948,000	109,000	839,000
48	B-206	30.04	948,000	109,000	839,000
49	B-207	30.04	948,000	109,000	839,000
50	B-208	30.04	948,000	109,000	839,000
51	B-301	30.04	948,000	109,000	839,000
52	B-302	30.04	948,000	109,000	839,000
53	B-303	30.04	948,000	109,000	839,000
54	B-304	30.04	948,000	109,000	839,000
Total			50,244,000	5,777,000	44,467,000

Commercial :

Sr. No.	Office No	Carpet Area (In sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
	Total				



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(Unsold Inventory Valuation)
 Ready Recknor Rate as Rate as on date of Certificate
 Of the Residential premises Rs. 31,558 per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
I	A-302	30.04	948,000.00
	Total		948,000.00

Commercial

Sr. No.	Office / Shop No	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
	Total		

