



**M/s. A H SAHU & ASSOCIATES
CHARTERED ACCOUNTANTS**

**Annexure -D
FORM-3
(See Regulation-3)**

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 12/06/2023

**To,
The Prakash Saurkar,
Proprietor of Vishal Developer,
Rukhmini Nagar, Amravati.**

Subject: Certificate of Financial Progress of Work of Mauli Apartment having Maha RERA Registration Number New being developed by Vishal developers

Dear Sir,

This certificate is being issued for RERA compliance for the Mauli Apartment having Maha RERA Registration Number New being developed by Vishal Developer and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Table A- Estimated Cost of the Project (At the time of Registration of Project)

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project)
1	i. Land Cost – (a) Value of the land as ascertained from the Annual Statement of Rates (ASR) (b) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government /UT Administration or any Statutory Authority. (c) Estimated Acquisition cost of TDR (if any) (d) Estimated Amount payable to State Government /UT Administration or any Statutory authority or any other statutory authority of the State or Central Government towards stamp duty transfer charge, registration fees	89,09,100 2,61,360 2,97,660



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	(e) Estimated Land Premium payable as per annual statement or 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. Estimated 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, amounts payable to slum dwellers. Tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. iii. Estimated 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. iv. Any other cost including interest estimate on the borrowing done specifically for construction of Rehabilitation Company. Sub – Total of land cost	94,68,120
	ii. Development Cost / Cost of construction of building a) Estimate cost of construction as certified by Engineer b) Cost incurred on additional items not included in estimated cost (As per engineer certificate) c) Estimate Expenditure for development of entire project excluding cost of construction as per (i) above i.e. salaries consultants fees. Site overhead development works. Cost of services (including water electricity sewerage, drainage layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc. d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority. e) Interest payable to financial institutions, scheduled bank, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction . Sub-total of Development Cost :	1,81,50,000 9,38,895 9,69,000 2,00,57,895
	Total Cost of the Project (Estimated)	2,95,26,015

- Pass through charges or indirect taxes not included in estimated cost of project.
- Estimated cost shall be revised through correction application.



Table B- Actual Cost Incurred on the Project (as on Date of Certificate)

[illegible]

	services (including Water, electricity, sewerage, drainage layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenances costs, consumables etc. All costs incurred to complete the construction of the project registered.	
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges premiums, interest etc. to any Statutory Authority.	14,24,374
(v)	Incurred Expenditure towards interest to Financial institutions, scheduled bank, non-banking financial institution, (NBFC) or money lenders on construction funding or money borrowed for construction.	
	Sub- total of Development Cost :	77,59,732
3	Total Cost of the Project (Actual incurred as on date of certificate)	1,72,27,852
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	58.34
5	Amount which can be withdrawn from the Designated Account	1,68,27,852
6	Less: Amount withdrawn till date of the certificate from the Designated Account	
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	

- Pass through charges or indirect taxes not included in incurred cost of the project.

