Rajeev M. Khandelwal & Co.

101, Deviprabha Pride,
35, Shivaji Nagar,
Cement Road, Nagpur-10.

Phone : 0712-3592016
Mob. : 9422104624, 9422101566
Email : rrkngp08@gmail.com
sunnykhandelwal5@yahoo.co.in

FORM – 3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

SAWRABH BUILDERS

Real Estate Project MahaRERA Registration Number P50400022199

Sr. No.		Particulars	Amount (Rs.)	
			Estimated	Incurred
(1)		(2)	(3)	
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.		1,63,76,027
		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.		1,52,54,913
		c. Acquisition cost of TDR (if any)		
		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		
		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		

RAJEEV M. KHANDELWAL & CO. ☆ NAGPUR ☆ CHARTERED ACCOUNTANTS

		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 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		**3,16,30,940**
	ii.	Development Cost/ Cost of Construction :		
	a.	i. Estimated Cost of Construction as certified by Engineer. ii. Actual Cost of construction 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. 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.	21,10,00,000	6,16,52,183 3,14,08,736
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.		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 ;		Nil
		Sub-Total of Development Cost	**21,00,00,000**	**9,30,60,919**
2.		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	**24,26,30,940**	



3.		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	**12,46,91,859**
4.		% completion of Construction Work (as per Project Architect's Certificate) **	As per Form 1***
5.		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	**51.39%**
6.		Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	**12,46,91,859**
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.	**12,46,91,859**

*** Refer our report of even date*

**** The architect has not provided the overall % completion of cost of construction in his architect certificate but instead mentioned percentages for each task/activity. Consequently, this figure cannot be stated accurately. Hence, we have drawn reference to the relevant architect's certificate in Form 1 dated 24/01/2023*

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

Yours Faithfully,

As per and subject to our report of even date

For Rajeev M Khandelwal and Co,
Chartered Accountants
FRN: 128794W

CA Shantanu Khandelwal
(Partner)
Membership No.: 150466

UDIN: **23150466BGVIHU7900**

As per unaudited data upto 31st Dec, 2022 and Signed on 27th January, 2023 at Nagpur

* The expression "incurred" would mean amount of product or service received, creating a debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.

With respect to an Ongoing Project, at the time of registration of the Real Estate Project, the Estimated Land Cost and Development Cost Cost of Construction to be certified shall be for the cost of the real estate project, since its inception and not the balance Estimated Land Cost and Development Cost/Cost of Construction to complete the project. That is, the total Incurred Cost of the Real Estate Project shall be the aggregate of the Incurred Land Cost and Construction of the project, since its inception till the date of the issuance of the certificate and the estimated Land Cost and Development Cost/Cost of Construction shall be for the entire project from the inception till completion.

Development cost/ Cost of construction of project should not include marketing and brokerage expenses towards sale of apartments. Such expenses though project cost, should not be borne from the amount that is required to be deposited in the designated separate account.

Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area	Unit Consideration as per Agreement / Letter of Allotment	Received Amt	Balance Receivable
Nil					

(Unsold Inventorv Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential /commercial premises Rs. ___ per sq.m.

Sr. No.	Flat No.	Carpet Area	Unit Consideration as per Ready Reckoner Rate (ASR)



RAJEEV M KHANDELWAL & C0
CHARTERED ACCOUNTANTS
NAGPUR
PROFORMA INVOICE

GST NO. 27AAPFR0835D1Z7

PAN – AAPFR0835D

PI **302**
Date: **23-01-2023**

SAWRABH BUILDERS
GST NO. - 27ABEFS8437L1ZK
Dear Sir/Madam,

We have pleasure in submitting our Proforma Invoice for professional services rendered as detailed below:

Particulars	Amount	
	Rs.	P.
FEES FOR RERA CERTIFICATE UPTO 31/12/2022	2,000	00
TOTAL	2,000	00
CGST@9%	180	00
SGST@9%	180	00
TOTAL	2,360	00

RS. TWO THOUSAND THREE HUNDRED SIXTY

FOR RAJEEV M. KHANDELWAL & CO.
CHARTERED ACCOUNTANTS

PARTNER