B P S D & Associates
Chartered Accountants

Nagpur : 3 & 4 Sai Sagar, Hingna Road, Nagpur - 440 036. Tel.: +91 712- 2236686, 2233929, 6424046 E-mail : consult@bpsdca.com

FORM NO -3
{see Regulation 3}
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA registration Number
Name of the Project: GOKUL CITY VI Kh.No.49 Kh Mauza Shekapur, Mauza No. 105, Taluka Karanja, District Wardha.

Sr. No	Particulars	Amount (RS) Estimate	Amount (RS) 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.	2,25,000.00	2,25,000.00
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.	0.00	0.00
C)	Acquisition cost of TDR (if any)	0.00	0.00
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	69,824.00	69,824.00
E)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
F)	Under Rehabilitation Scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00	0.00
	(ii) Actual cost of construction of rehab building incurred as per books of accounts as verified by the CA.	0.00	0.00
	(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.	0.00	0.00
	(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.	0.00	0.00
	SUB TOTAL OF LAND COST	**2,94,824.00**	**2,94,824.00**

Sr. No	Particulars	Amount (RS) Estimate	Amount (RS) Incurred
1.	(II) DEVELOPMENT COST/ COST OF CONSTRUCTION :		
A	(i) Estimated Cost of Construction as certified by Engineer.	51,69,372.00	0.00

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	(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).	0.00	0.00
	(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.	0.00	0.00
B.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any Statutory Authority.	0.00	0.00
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 ;	0.00	0.00
	SUB TOTAL OF DEVELOPEMENT COST	**0.00**	**0.00**

2.	Total Estimated Cost of the Real Estate Project[1(I) + 1(II)] of Estimated Column.	54,64,196.00
3.	Total Cost Incurred of the Real Estate Project [1(I) + 1(II)] of Incurred Column.	.00
4.	% completion of Construction Work (as per Project Architect's Certificate)	-NA-
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	0%
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	0.00
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	No Designated Bank Account is opened.
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	0.00

This certificate is being issued for RERA compliance for the Shourya Builders and Developers is based on the records and documents produced before us and explanations provided to us by the Proprietor.

Date : 11.12.2019
Place : Nagpur

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For B P S D & Associates
Chartered Accountants
FRN : 118251W

CA Shantanu Deshmukh
Partner
Membership No. : 103837
UDIN : 19103837AAAADV7723

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Name of the Project: GOKUL CITY VI Kh. No. 49 Kh Mauza Shekapur, Mauza No. 105, Taluka Karanja, District Wardha.

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)	51,69,372.00
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	0.00
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (Subject to note attached) under annexure (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	12006.16 Sq. Mtr. 90,04,620.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	90,04,620.00
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 of the balance receivables of ongoing project will be deposited in designated Account	70%

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Date : 11.12.2019
Place : Nagpur

For B P S D & Associates
Chartered Accountants
FRN : 118251W

B P S D & ASSOCIATES ★ NAGPUR FRN 118251W ★ CHARTERED ACCOUNTANTS

CA Shantanu Deshmukh
Partner
Membership No. : 103837
UDIN : 19103837AAAADV7723

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