DARSHAN WAKHARIYA & CO
CHARTERED ACCOUNTANT

Malgujaripura, Manapure Road
Near Lohiya Clinic, Wardha-442001
Ph. No.+91 9422964428, +91 7020817579
email id : darshan.wakhariya@gmail.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

Cost of Real Estate Project Maha RERA Registration Number _____

Sr No.	Particulars	Amount (Rs.) Estimated	Incurred
1. i)	**Land Cost:**		
a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	11,19,000	11,19,000
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.	-	-
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, resgistration fees etc; and	-	-
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-	-
g)	Under Rehabilitation scheme:	-	-
i)	Estimated construction cost of rehab 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 accomodation or rent in lien of Transit accomodation, overhead cost,	-	-
iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub Total of LAND COST Rs.	**11,19,000**	**11,19,000**

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ii)	**Development Cost / Cost of Construction:**		
a (i)	Estimated Cost of Construction as certified by Engineer		20,00,000
(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)		
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, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.		-
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		-
b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.		-
c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		-
	Sub Total of Development Cost		-
2	**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**		31,19,000
3	**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**		11,19,000
4	% completion of Construction Work (as per Project Architect's Certificate)		0.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		35.88%
6	Amount which can be withdrawn from the Designated Account		11,19,000
	Total Estimated Cost X Prportion 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		-
	(Note: 'Nil' booking amount received from allottes)		
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		11,19,000

This certificate is being issued for RERA compliance for the **Dilip Shankarpale and Satish Dhumone** and is based on the records and documents produced before me and explanations provided to me by the **Dilip Shankarpale and Satish Dhumone.**

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426

DARSHAN WAKHARIYA & CO. * FRN No. 143873W * CHARTERED ACCOUNTANT

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(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)	N.A.
2	Balance amount of receivables from sold apartments as per annexure A to this Certificate (as certified by Charted Accountant as verified from the records and books of Accounts)	N.A.
3 i	Balance unsold area (Sq. M) (to be cerified by Management and to be verified by CA from the records and books of accounts)	N.A.
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)	N.A.
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	N.A.
5	Amount to be deposited in Designed Account - 70% or 100%	N.A.

If 4 is greater than 1, then 70% of the balance receivables of ongoing project wil be deposited in designated account
If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.

This certificate is being issued for RERA compliance for the **Dilip Shankarpale and Satish Dhumone** and is based on the records and documents produced before me and explanations provided to me by the **Dilip Shankarpale and Satish Dhumone.**

Yours Faithfully
Signature of Chartered Accountant

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426

DARSHAN WAKHARIYA & CO. FRN No. 143873W CHARTERED ACCOUNTANT

Date: 31-01-2019
Place: Wardha

NOTE :
A] DILIP SHANKARPALE AND SATISH DHUMONE HAS EQUAL SHARE IN THE ABOVE PROJECT AS PER MEMORANDUM OF UNDERSTANDING DATED : 31/01/2019.

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Annexure A

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

(Sold Inventory)

Sr No	Flat No / Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
NIL					

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs. 2200/- Per sm.

Sr No	Flat No / Plot no.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	1	167.8	3,69,160
2	2	118.55	2,60,810
3	3	134.8	2,96,560
4	4	129.56	2,85,032
5	5	124.28	2,73,416
6	6	120.8	2,65,760
7	7	120	2,64,000
8	8	120	2,64,000
9	9	161.12	3,54,464
10	10	134.27	2,95,394
11	11	150	3,30,000
12	12	159.67	3,51,274
13	13	159.67	3,51,274
14	14	150	3,30,000
15	15	134.27	2,95,394
16	16	161.12	3,54,464
17	17	120	2,64,000
18	18	120	2,64,000
19	19	120	2,64,000
20	20	120	2,64,000
21	21	120	2,64,000
22	22	157.65	3,46,830
23	23	161.12	3,54,464
24	24	128	2,81,600
25	25	128	2,81,600
26	26	128	2,81,600
27	27	131.76	2,89,872
28	28	116.56	2,56,432
29	29	120	2,64,000



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(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs. 2200/- Per sm.

Sr No	Flat No / Plot no.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
30	30	120	2,64,000
31	31	123.44	2,71,568
32	32	123.44	2,71,568
33	33	120	2,64,000
34	34	120	2,64,000
35	35	116.56	2,56,432
36	36	131.76	2,89,872
37	37	128	2,81,600
38	38	214.8	4,72,560
39	39	141.71	3,11,762
40	40	120	2,64,000
41	41	120	2,64,000
42	42	109.04	2,39,888
43	43	162.06	3,56,532

DARSHAN V. KHARIYA & CO.
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