APJ & Associates
Chartered Accountants

Plot No. 68, Sukrut Apartment,
Beside Dr. Rajesh Atal House,
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FORM-3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number _____

Sr. No			Particulars	Amount (Rs) Estimated	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.	23,44,000	23,44,000
		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 Autority.	5,63,450	-
		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 , toward stamp duty , transfer charges,registration fees etc; And.	2,20,010	-
		f	Lands premium payable as per annual statement of rates (ASR) for redevelopment of land owner 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 accommdation 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 what soever payable to any authorities toward and in project of rehabilitation .	-	-
		Sub-Total of LAND COST		**31,27,460**	**23,44,000**
	ii	**Development Cost/Cost of Construction:**			
		a.	(i) Estimated Cost of Constrution as certified by Engineer.	1,50,00,000	-
			(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		
			Note: (For adding total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		

APJ & ASSOCIATES NAGPUR BRANCH

			(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 directy incurred to complete the construction of the entire phase of the project registered.	9,40,000	-
		b.	Payment of Taxes , cess, fees , charges,premiums, interest etc to any statutory Authority.	35,923	2,941.00
		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:	-	-
			Sub-Total of Development Cost	**1,59,75,923**	**2,941.00**
2	**Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column.**			1,91,03,383	-
3	**Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column.**			-	23,46,941
4	**% Completion of Construction Work (as per project Architect's Certificate).**			-	-
5	**Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (3/2%).**			-	12.29%
6	**Amount which can be withdrawn from the Designated Account.**			-	23,46,941
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr number 5).				
6	**Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank statement.**			-	-
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate .**			-	**23,46,941**

This certificate is being issued for RERA compliance for the Project **"SAHAS SHIV KUNJ"** by **" SAHAS LAND & INFRA DEVELOPERS PRIVATE LIMITED "** and is based on the records and documents produced before me and explanations provided to me by the management. This Certificate covers the period upto 25.06.2019.

Yours Faithfully

For APJ & Associates
Chartered Accountants

APJ & ASSOCIATES * NAGPUR BRANCH * CHARTERED ACCOUNTANTS

(Abhinav Welekar)
Partner
M.No.123675
UDIN No.: 19123675AAAAAI9463
Date: 25/06/2019
Place: NAGPUR

	(ADDITIONL 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).		NA	NA
2	Balance Amount of receivables from sold apartment as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts.		NA	NA
3	(i)	Balance Unsold Area. (to be certified by Management and to be verified by CA from the records and books of accounts)	NA	NA
	(ii)	Estimated amount of Sales proceeds in respect of unsold apartment (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 certicate.	NA	NA
4	Estmated receivables of ongoing project.Sum of 2+3(ii)		NA	NA
5	Amount to be deposited in designated Account- 70% or 100%		NA	NA
	If 4 Is greter than 1, then70% of the balance receivables of ongoing project will be deposited in designated Account		NA	NA
	If 4 Is greter than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account		NA	NA

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Yours Faithfully

For APJ & Associates
Chartered Accountants

(Abhinav Welekar)
Partner
M.No.123675
UDIN No.: 19123675AAAAAI9463

Date: 25/06/2019
Place: NAGPUR

Annexure A
Statement for calculation of Receivables from
the sales of the ongoing Real Estate Project

SOLD INVENTORY

Sr.no	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /letter of Allotment	Received Amount	Balance Receivable
NIL					

For APJ & Associates
Chartered Accountants
FRN No: 124810W

(Abhinav Welekar)
Partner
M.No.123675
UDIN No.: 19123675AAAAAI9463

APJ & ASSOCIATES * NAGPUR BRANCH * CHARTERED ACCOUNTANTS

Date: 25/06/2019
Place: NAGPUR

(Unsold Inventory Valuation) Ready Recknor Rate as on the date of certificate of the Residential premises Rs .20,796 per sm. (17,330 per sm *1.2)			
Sr. No	Flat No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
1	101	49.302	1025284.39
2	102	49.302	1025284.39
3	103	49.302	1025284.39
4	104	49.302	1025284.39
5	201	49.302	1025284.39
6	202	49.302	1025284.39
7	203	49.302	1025284.39
8	204	49.302	1025284.39
9	301	49.302	1025284.39
10	302	49.302	1025284.39
11	303	49.302	1025284.39
12	304	49.302	1025284.39
13	401	49.302	1025284.39
14	402	49.302	1025284.39
15	403	49.302	1025284.39
16	404	49.302	1025284.39
TOTAL		788.832	16404550.272

For APJ & Associates
Chartered Accountants
FRN No: 124810W

(Abhinav Welekar)
Partner
M.No.123675
UDIN No.: 19123675AAAAAI9463

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