B P S D & Associates
Chartered Accountants

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Format — 2 A

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR THE PURPOSE OF REGISTRATION OF AN ONGOING ROJECT)

No

Date: 07.08.2020

Subject: Certificate of amount incurred on [Project Shourya Realtors] for Development Residential Layout

Situated on Mouja Sawali Karanja Ghadge Distt. Wardha Plot bearing Khasra No Survey no. 199/1 Plot no demarcated by its boundaries to the North to the South to the East to the West of Village Sawali Tehsil karanja , District Wardha PIN, Admeasuring 10000 sq.m. area, being developed by Shourya Realtors [Promoter] Mrs Alka Pravin Bhade.

Cost of land & on site construction of Real Estate Project

(All figures in Rs)

S. No.	Particulars	Total Cost Estimated	Amount incurred (Actual out-flow) up to now
1	2	3	4
1	**Land Cost**		
	a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	500000.00	500000.00
	b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;		
	c) Acquisition cost of TDR (Transfer of Development Rights), 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 (if not included in (a) above);	33412.00	33412.00
	SUB TOTAL LAND COST Rs	533412.00	533412.00
2	**Project Clearance Fees**		
	(a) Fees paid to RERA		
	(b) Fees paid to T&CP Dept.		
	(c) Fees paid to Local Authority (Municipal/ Panchayat)		
	(d) Consultant/Architect Fees (directly attributable to project)	10000.00	10000.00
	(e) Any other (specify)	80000.00	80000.00
	SUB TOTAL FEES PAID Rs	90000.00	90000.00

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S. No.	Particulars	Total Cost Estimated (in Lakh)	Amount incurred (Actual out-flow) up to now (in Lakh)
1	2	3	4
3	**Cost of Development / Cost of construction** (a) cost of services (water, electricity, to construction site); (b) Depreciation cost of machinery and equipment purchased, or hire and maintenance costs, consumables etc, (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project); (b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	1862800.00	186280.00
	SUB TOTAL DEVELOPMENT COST Rs	1862800.00	186280.00
4	Total cost permissible for the charging to Designated a/c **(Row 1+ Row 2+ Row 3)**	2486212.00	809692.00
5	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)		10.00%
5a	% completion of total project (809692/2486212*100) (including cost of land and project clearance fees paid) **(Column 4 of Row 4 / Column 3 of Row 4 * 100)**		32.57%
6	Total amount received from allottees Rs.	-	
6a	70% Amount to be deposited in Designated Account **(0.7*Row 6)**	-	
7	Amount that can be withdrawn from Designated a/c, i.e. **(Row 6a* Row 5a) or (Column 4 of Row 4)**, whichever is less (i.e. lesser of or)	-	
8	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement		
9	Balance available in Designated A/c.	-	
10	Amount to be replenished before next quarter submission of CA certificate ( )	-	

This certificate is being issued on specific request of M/s Shourya Realtors (Mrs Alka Pravin Bhade) for RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.

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

CA Shantanu Deshmukh
Partner
Membership No. : 103837
UDIN : 20103837AAAAAX4812

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