PAMSP AND ASSOCIATES
CHARTERED ACCOUNTANTS

1st Floor, Wardhaman Market
Ingole Chowk, Wardha-442001
Ph. No.+07152- 240341 ,
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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)	Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost.	2,032,730	2,032,730
	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/UT administration or any Statutory Authority.	-	-
	c)	Acquisition cost of TDR (if any)	-	-
	d)	Amounts payable to State Government or UT administration 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 redevelopment 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 lieu of Transit accomodation, overhead cost,amounts payable to slum dwellers,tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on .	-	-
	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.	-	-
	v)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-	-
		Sub Total of LAND COST Rs.	**2,032,730**	**2,032,730**

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Sr No.	Particulars	Amount (Rs.) Estimated	Incurred
ii)	**Development Cost / Cost of Construction:**		
(a)	Estimated Cost of Construction as certified by Engineer	6,018,430	
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		2,705,909
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
(c)	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, swerage,drainage layout roads etc), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the buildings/ wings of the project registered.		-
d)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.		-
c)	Interest 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	**6,018,430**	**2,705,909**
2	**Total Estimated Cost of the Real Estate Project [(i) + (ii)] of Estimated Column**		8,051,160
3	**Total Cost Incurred of the Real Estate Project [(i) + (ii)] of Incurred Column**		4,738,639
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		58.86%
5	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 4) Less: Amount withdrawn till date of this certificate from Designated account.		4,738,639 4,103,896
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		634,743

This certificate is being issued for RERA compliance for the **Mr. Anil Arunrao Karotkar** and is based on the records and documents produced before me and explanations provided to me by the **Mr. Anil Arunrao Karotkar.**

Yours Faithfully

For PAMSP AND ASSOCIATES
Chartered Accountants
FRN: 129426W

PAMSP & ASSOCIATES Chartered Accountants

Pravin Patni
(Partner)
M.No. 035949
UDIN: 20035949AAAADN8985

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**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 **Mr. Anil Arunrao Karotkar** and is based on the records and documents produced before me and explanations provided to me by the **Mr. Anil Arunrao Karotkar.**

Yours Faithfully
Signature of Chartered Accountant

For PAMSP AND ASSOCIATES
Chartered Accountants
FRN: 129426W



Pravin Patni
(Partner)
M.No. 035949
UDIN: 20035949AAAADN8985

Date: 25/07/2020
Place: Wardha

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
New project, hence not applicable					

(Unsold Inventory Valuation)

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

Sr No	Flat No / Plot no.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
N.A			

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