S A RANKA & ASSOCIATES

CHARTERED ACCOUNTANTS

CA. SUYASH A. RANKA
BBA(Fin.), ACA
Mobil No. 8208857173
Email:
suyashranka7@gmail.com

UDIN-20178180AAAACE2900

To whom so ever it may concern

This is to certify that Shri. Sanjay Tejmal Ostwal has purchased the Part of Land Survey No.76 Area 1.32 H.R For the belowstated cost Vide Sale Deed No.HGG-3704-2019 Dated.20.08.2019

Cost of Real Estate Project Registration Number: Not Applicable

Sr No.	Particulars	Amount Rs. Estimated	Amount Rs. 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	70,05,000	70,05,000
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.	NIL	NIL
c)	Acquisition cost of TDR (if any)	NIL	NIL
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	6,08,456	6,08,456
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	NIL	NIL
g)	Under Rehabilitation scheme:	NIL	NIL
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	NIL	NIL
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NIL	NIL
	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,	NIL	NIL
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.	NIL	NIL
	LAND COST Rs	7613456	7613456

This certificate is being issued for compliance for the Proprietor Sanjay Tejmal Ostwal and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully
Signature of Charted Accountant
(Membership Number : 178180)
(FRN: 144920W)

M/s. S A RANKA & ASSOCIATES Chartered Accountants FRN:144920W 2018-2019 HINGANGHAT

CA Suyash A. Ranka
Date: 20th August, 2020

Scanned with CamScanner