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)	Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost. **(Refer Note 1)**	96,57,090	96,57,090
	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.	**96,57,090**	**96,57,090**

DARSHAN WAKHARIYA & CO. FRN No 14[illegible]W CHARTERED ACCOUNTANT

Sr No.		Particulars	Amount (Rs.) Estimated	Incurred
ii)		**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	28,50,000	
	(b)	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)		2,70,000
	(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 interest 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	**28,50,000**	**2,70,000**
2		**Total Estimated Cost of the Real Estate Project [(i) + (ii)] of Estimated Column**		1,25,07,090
3		**Total Cost Incurred of the Real Estate Project [(i) + (ii)] of Incurred Column**		99,27,090
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		79.37%
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.		99,27,090 14,00,000
6		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		85,27,090

This certificate is being issued for RERA compliance for the **Pawan Poddar and Saurabh Poddar** and is based on the records and documents produced before me and explanations provided to me by the **Pawan Poddar and Saurabh Poddar**

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

DARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: 20168426AAAACF1550

(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 **Pawan Poddar and Saurabh Poddar** and is based on the records and documents produced before me and explanations provided to me by the **Pawan Poddar and Saurabh Poddar**

Yours Faithfully
Signature of Chartered Accountant

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

DARSHAN WAKHARIYA & CO. CHARTERED ACCOUNTANT FRN No 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426
UDIN: **20168426AAAACF1550**

Date: 27-12-2020
Place: Wardha

Note 1:
As per Notification dated : 06/06/2019 having no. RNI No. MAHBIL /2009/31733
Land Cost valued at-
As per Explanation I , clause (ii) in Rule 5
–In ascertaining the cost of completion of percentage of the project, the land cost shall be reckoned on basis of the value of the land as ascertained from the Annual Statement of Rates (ASR) prepared under the provisions of the Maharashtra Stamp Act, relevant on the date of registration of the real estate project.";