B P S D & Associates
Chartered Accountants

Nagpur : 3 & 4 Sai Sagar, Hingna Road, Nagpur - 440 036. Tel.: +91 712- 2236686, 2233929, 6424046 E-mail : bps.chartereds@gmail.com
Information as on 23.02.2021

Date: 23.02.2021

Subject: Certificate of amount incurred on [Project Shourya Builders & Developers] for Development

Residential Layout

Situated on Shekapur Karanja Distt. Wardha Plot bearing Khasra No Survey no. 53/1K Plot no demarcated by its boundaries to the North to the South to the East to the West of Village , District Wardha PIN, Admeasuring 19300 sq.m. area, being developed by Shourya Builders & Developers [Promoter] Mr 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) Value of land as ascertained from the annual Statement of Rates (ASR) And Legal Cost;	14,00,000.00	14,00,000.00
	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 TDS (if any)		
	(d) Amounts payable to state government/UT Administration or competent authority or any other statutory authority of the state or central government, towards stamp duty, transfer charges, registration fees etc: and	70,260.00	70,260.00
	(e) Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities		
	(f) I) Estimated construction cost of rehab building including site development and infrastructure For the same as certified by Engineer Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA		
	ii) Cost to wards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or concessionaire which are not refundable and so on.		

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	iii) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities to wards and in project of rehabilitation iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component		
	SUB TOTAL LAND COST Rs	*14,70,260.00*	*14,70,260.00*
2	**Cost of Development / Cost of construction** a (i) Estimated Cost of Construction as certified by Engineer	52,11,484.00	0.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		
	(iii) Expenditure of development of entire project excluding cost of construction as per (a) avove, i.e. salaries, consultants fees, site overheads, development works, cost of services(including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	10,000.00	10,000.00
	(b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		
	(c) interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction		
	Total Estimated Cost of the Real Estate Project Rs	66,91,744.00	14,80,260.00

This certificate is being issued on specific request of M/s Shourya Builders & Developers (Mr 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 : 21103837AAAACL6793

B P S D & ASSOCIATES ★ NAGPUR FRN 118251W ★ CHARTERED ACCOUNTANTS

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