M/s K P R AND ASSOCIATES
CHARTERED ACCOUNTANTS

2020-2021

FORM – 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration No. : ***For Registration under the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT,2016 –Suncity II***

AS ON 31/03/2021

Sr. No			Particular	Amount (In Rs.) Estimated	Amount (In Rs.) Incurred
1	i		**Land Cost:**		
		a.	Acquisition Cost of Land or Development Rights, leasePremium, lease rent, interest cost incurred or payable onLand Cost and legal cost	2,46,07,020/-	2,46,07,020/-
		b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any otherincentive under DCR from Local Authority or StateGovernment or any Statutory Authority	3,22,35,886/-	3,22,35,886/-
		c.	Acquisition cost of TDR (if any)	57,07,325/-	57,07,325/-
		d	Amounts payable to State Government or competentauthority or any other statutory authority of the State orCentral Government, towards stamp duty, transfer charges, registration fees etc; and	21,97,000/-	21,97,000/-
		e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
		f	Under Rehabilitation scheme:	NA	NA
		i)	Estimated construction cost of rehab buildingincluding site development and infrastructure for the sameas certified by Engineer.	NA	NA
		ii)	Actual Cost of construction of rehab building incurredas per the books of accounts as verified by the CA	NA	NA

Address: BLOCK NO 25B, JAIPUSHP NIWAS, MECOSABAGH, NAGPUR (MH)– 440004.
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		iii)	Cost towards clearance of all or anyencumbrancesincluding cost for providing temporary transit accommodationor rent in lieu of Transit Accommodation, overhead cost,	NA	NA
		iv)	Cost of ASR linked premium, fees, charges andsecurity deposits or maintenance deposit, or any amountwhatsoever payable to any authorities towards and in project of rehabilitation.	NA	NA
			Sub – Total of LAND COST	**6,47,47,231/-**	**6,47,47,231/-**
	ii)		**Development Cost/ Cost of Construction :**		
		a)	(i) Estimated Cost of Construction as certified by Engineer	18,85,00,000/-	
			ii) Actual Cost of Construction incurred as per book of Accounts as verified by the CA		15,88,41,115/-
			iii) a] On site expenditure for development of entire project excluding cost of construction as per (ii) above i.e. salaries , consultants fees , site overheads , cost of services (including water , electricity , sewerage) , cost of machineries and equipment including its hire and maintenance costs , consumable etc. All costs are directly incurred to complete the construction of the building / wings of the project registered.		1,93,16,680/-
			iii) b] Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.	NA	NA
			iii) c] Principal sum and interest payable to financial institutions , scheduled banks , non – banking financial institution (NBFC)or money lenders on construction funding or money borrowed for construction .	5,05,00,000/-	5,01,43,630/-

KPR AND ASSOCIATES CHARTERED ACCOUNTANTS

			Sub – Total of Development Cost	**23,90,00,000/-**	**22,83,01,425/-**
2.			**Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column**	**30,37,47,231/-**	
3.			**Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column**	29,30,48,656/-	
4.			% completion of Construction Work (as per Project Architect's Certificate)	100%	
5.			Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3/ Sr.2 %)	96.47%	
6.			Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	29,30,48,656/-	
			Less: Amount withdrawn till date of this certificate as Per the Books of Accounts and Bank Statement	17,74,55,981/-	
7.			Net Amount which can be withdrawn from the Designated Bank-Account under this certificate	11,55,92,675/-	

This certificate is being issued for RERA compliance for **KUKREJA INFRASTRUCTURES** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Date: 31.12.2021
Place: Nagpur

KPR AND ASSOCIATES * FRN-143761W * CHARTERED ACCOUNTANTS

For **K P R & Associates,**
Chartered Accountants

CA. Kishor N. Kakwani
(Partner)
M. No. 187251
FRN: 143761W
UDIN : 21187251AAAAAG9575