

Gulhane & Associates

Chartered Accountants

146, Sathe Marg, Behind New LIC
Building, Dhantoli, Nagpur - 440012
Ph: +91 97 3050 8336, +91 94221 45869

FORM - 3

CHARTERED ACCOUNTANTS CERTIFICATE (ON LETTER HEAD) (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Registration Number _____

Sr. No.	Particulars	Amt. Estimated (In Rs.)	Amt. Incurred (In Rs.)
1. (i) LAND COST			
a.	Acquisition Cost of Land or Development Rights, lease Premium, Lease Rent, Interest Cost incurred or payable on Land Cost and Legal Cost	17,18,00,000	17,18,00,000
b.	Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government or any Statutory Authority	0	0
c.	Acquisition of Cost of TDR (if any)	0	0
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, registration fees etc.	13,06,020	13,06,020
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0	0
f.	Under Rehabilitation Scheme		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
	Note: for total cost of construction incurred, Minimum of (i) or (ii) 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 accommodation or rent in lieu of Transit	0	0

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	accommodation or rent in lieu of Transit accommodation, overhead cost,		
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0	0
Sub – Total of LAND COST		18486020	18486020
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION			
a.	(i) Estimated cost of Construction as Certified by Engineer	0	0
	(ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA	0	0
	Note: for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered		
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (ii) above i.e. salaries, consultant's fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the building /wings of the project registered.	3500000	80000
b.	Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority	4500000	1617645
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	0	0
Sub – Total of DEVELOPMENT COST		8000000	1697645
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		26486020	20183665
2.	Total Estimated Cost of the Real Estate	26486020	

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	Project (of Estimated Column)	
3.	Total Cost Incurred of the Real Estate Project (of Incurred Column)	20183665
4.	% Completion of Construction Work (as per Project Architect's Certificate)	0%
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	76.205%
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5)	20183671
6A	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	3000000
7.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	17183671

Note: This Certificate is being issued for RERA compliance for the Company **Anand Vishwa** 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 the Chartered Accountant
(Membership Number :134212)



CA Akshay V Gulhane

Nagpur

Dated: 29/07/2017