

FORM-3 [see Regulation 3]**CHARTERED ACCOUNTANT'S CERTIFICATE****Cost of Real Estate Project 'Nanik's Ashtavinayak Vrindavan' of Nanik Associates****(MahaRERA Reg. No. : P50500013013)**

Sr. No.	Particulars		Amount (Rs.)	
			Estimated	Incurred
1	i Land Cost :			
a.	Acqisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on LandCost and legal cost.		5200000	5200000
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other icentive under DCR from local Authority or State Government or any Statutory Authority.		1885158	1885158
c.	Acqisition 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 Govrnment, towards stamp duty, transfer charges, registration fees etc; and		420560	420560
f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		0	0
g.	Under Rehabilitation scheme :		0	0
	(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		0	0
	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		0	0
	(iv) Cost of ASR linked premium, fees, charges and security deposit or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		0	0
	Sub : Total of LAND COST		7505718	7505718
	ii Development Cost/ Cost of Construction :			
a.	(i) Estimated Cost of construction as certified by Engineer		17822400	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA			16898137
	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 (i) or (ii) above, i.e. salaries, consultants fee, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	750000	787000
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	31730	31730
	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;	0	0
	Sub : Total of Development Cost		18604130	17716867
2		Total Estimated Cost of the Real Estate Project [1(i) + 1 (ii)] of Estimated Column	26109848	
3		Total Cost Incurred of the Real Estate Project [1(i) + 1 (ii)] of Incurred Column		25222585
4		% completion of Construction Work (as per Project Architect's Certificate).	100.00%	
5		Proportion of Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%).		96.60%
6	a.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5*)		25222585
	b.	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		4500000
7		Net Amount which can be withdrawn from Designated Bank Account under this certificate.		20722585

This certificate is being issued for RERA compliance for '**Nanik's Ashtavinayak Vrindavan**' and is based on the records and documents produced before me and explanations provided to me by the management of the Company. Estimates amount in the certificate are taken on the basis of details provided by the management and Certificate issued by the Engineer.

Place : Nagpur

Date : **01 OCT 2018**

For Suresh Lalwani & Co.
Chartered Accountant



Proprietor
(Suresh Lalwani)
M.No. 042652