



P. G. BAJAJ
CHARTERED ACCOUNTANT

714, SOKHI MANSION, INDORA CHOWK, KAMPTEE ROAD,
NAGPUR - 440 017. PH : 0712 - 6502449, 2640829
e-mail : pgbajaj.ca@gmail.com

CA. P.G. BAJAJ (M) 9822228527

SAMIR RAMTEKE (M) 9422831821

FORM-3 [see Regulation 3] Date: 30/08/2017

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project MaharERA Registration Number _____

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
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	6,50,00,000	6,50,00,000
	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 or any Statutory Authority	-	-
	c. Acquisition cost of TDR (if any)	71,75,300	71,75,300
	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; and	39,61,220	39,61,220
	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	-	-



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 accommodation or rent in lieu of Transit Accommodation, overhead cost,	14,40,000	13,80,000
	(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.	7,75,16,520	7,75,16,520
	Sub-Total of LAND COST	9,87,20,520	9,87,20,520
	ii. Development Cost/ Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note :{ for adding to total cost of construction	12,00,00,000	8,88,99,597



	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 fees, 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.	50,00,000	46,82,000
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	1,58,175	1,58,175
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 ;	-	-
	Sub-Total of Development Cost	12,51,58,175	9,37,39,772

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	20,27,34,695
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	17,12,56,292
4.	% completion of Construction Work (as per Project Architect's Certificate)	84.50%



5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	85%
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	17,12,56,292 18,18,25,652
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	-

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For

P.G. BAJAJ

CHARTERED ACCOUNTANT

CA Purushottam G. Bajaj

Mem. No. 047883



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	3,14,78,403 -
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	3,82,65,000
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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	
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	3,82,65,000
5.	Amount to be deposited in Designated Account – 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	- -

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



Yours Faithfully,

For

P. G. BAJAJ

CHARTERED ACCOUNTANT

CA Purushottam G. Bajaj

Mem. No. 047883



Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (insq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	201	58.199	Adjustment-Plot Owner		
2	202	91.107	Adjustment-Plot Owner		
		61.683			
3	203	91.459	Adjustment-Plot Owner		
4	204	58.199	Adjustment-Plot Owner		
5	301	91.907	Adjustment-Plot Owner plus 60,00,000	29,00,000/-	31,00,000/-
6	302	61.683	Adjustment-Plot Owner		
7	303	91.459	30,00,000	30,00,000/-	NIL
8	304	36.751	Adjustment-Plot Owner		
9	401	131.120	1,15,00,000	1,13,85,000/-	1,15,000/-
10	402	136.751	1,25,00,000	1,25,00,000/-	NIL
11	501	131.120	1,30,00,000	1,05,00,000/-	25,00,000/-
12	502	136.751	Land Adjustment		
13	601	131.120	Land Adjustment		
14	602	136.751	Land Adjustment		
15	701	131.120	Land Adjustment		
16	702	136.751	1,20,00,000	11,00,000/-	1,09,00,000/-
17	801	131.120	1,30,00,000	1,28,00,000/-	2,00,000/-
18	802	136.751	1,25,00,000	1,25,00,000/-	NIL
19	901	131.120	1,30,00,000	45,00,000/-	85,00,000/-
20	902	136.751	1,40,00,000	1,35,50,000/-	4,50,000/-
21	110	131.120	1,30,00,000	80,00,000/-	50,00,000/-
22	111	136.751	1,40,00,000	65,00,000/-	75,00,000/-



(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential /commercial premises Rs.75,890/- per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)

