

CA. Arjun Shridhar Phatak
Chartered Accountant
B.com, ACA, DISA (ICAI)

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE as on 30th Sep, 2017

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

Cost of Real Estate Project: - GALAXY MANSION VII. MahaRERA Registration Number: - Applied For

M/S GALEXY ASSOCIATES.

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	1,89,06,770	1,89,06,770
	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	35,00,000	30,30,629
	c.	Acquisition cost of TDR (if any)	NIL	NIL
	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	10,13,750	10,13,750
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	N.A.	N.A.
	g.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	N.A.	N.A.
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	N.A.	N.A.
		Note : (for total cost of construction incurred,		



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		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,	N.A.	N.A.
		(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.	N.A.	N.A.
		Sub-Total of LAND COST	2,34,20,520	2,29,51,149
		ii. Development Cost/ Cost of Construction :		
	a.	(i) Estimated Cost of Construction as certified by Engineer	4,00,00,000	—
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	—	35,49,559
		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 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.	30,00,000	9,79,296



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	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	1,00,000	8,883
	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 ;	NIL	NIL
		Sub-Total of Development Cost / Construction Cost	4,31,00,000	9,88,179

Continued....

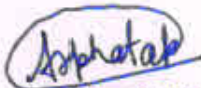


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2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	6,65,20,520
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	2,39,39,328
4.	% completion of Construction Work (as per Project Architect's Certificate)	NIL
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	35.988%
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	2,39,39,328 NIL
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	2,39,39,328

This certificate is being issued for RERA compliance for the Firm **M/s Galaxy Associates** and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

Yours Faithfully



CA. Arjun Shridhar Phatak
Membership Number: 173358
Date: 23th Nov, 2017
Place: Nagpur

