



Ujjwal O. Bajaj & Co.

CHARTERED ACCOUNTANTS

CA Ujjwal Bajaj
B.Com., FCA

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Date 29 / 04 / 2011

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY) Cost of Real Estate
Project MahaRERA Registration Number

Sr. No.	PARTICULAR	Amount (Rs.)	Amount (Rs.)
		Estimated	incurred
1	2	3	3
i. Land Cost			
1			
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	4000000.00	4000000.00
b.	Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	529185.00	529185.00
c.	Acquisition cost of TDR (if any)	0.00	0.00
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	270440.00	270440.00
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	
f.	Under Rehabilitation Scheme :		
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00	
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	0.00	

Note :

(for total cost authorities towards and in project of rehabilitation. 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,

0.00

(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.

0.00

SUB TOTAL OF LAND COST

4799625.00

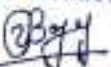
4799625.00

ii. Development Cost/ Cost of Construction :		Amount (Rs.) Estimated	Amount (Rs.) incurred
a.	(i) Estimated Cost of Construction as certified by Engineer.	3 15010000.00	3 1250100.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		0.00
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		0.00
	(iii) On-site expenditure for development of entire project excluding 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	1500000.00	0.00
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	1000000.00	0.00
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 ;	1000000.00	0.00
	Sub-Total of Development Cost	18510000.00	0.00
	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	23309625.00	
	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	4799625.00	

NOTE :- PREPARED ON THE BASIS OF BOOKS OF ACCOUNT PRODUCED BEFORE US

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ANIL K. BAJAJ & CO.
CHARTERED ACCOUNTANTS


Proprietor
Mem. No. 119795
FRN 126352W