



Maknoja Mangrulkar & Associates

Chartered Accountants

Head Off. : 1st Floor, Dhanraj Complex,
Main Road, Balaghat.

Branch Off. : Block No.6, Mezzanine Floor,
Mangalwari Complex (JB Wing),
Sada, Nagpur. Tel : 0712 - 3042085, 2591067

Email : caminazmak@gmail.com

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	164787000/-	164787000/-
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	NIL	NIL
c.	Acquisition of 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.	14827062/-	14827062/-
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL	NIL
f.	Under Rehabilitation Scheme	NIL	NIL
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL	NIL





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	(ii)	Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NIL	NIL
		Note: for total cost of construction incurred, Minimum of (i) or (ii) to be considered,	NIL	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost,	NIL	NIL
	(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.	NIL	NIL
Sub - Total of LAND COST			179614062/-	179614062/-
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION				
a.	(i)	Estimated cost of Construction as Certified by Engineer	55000000/-	12775493/-
	(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA	-	12775493/-
		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	5000000/-	200000/-





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	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.		
b.	Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority	NIL	NIL
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	16667000/-	NIL
Sub – Total of DEVELOPMENT COST		60000000/-	12975493/-
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		239614062/-	192589555/-
2.	Total Estimated Cost of the Real Estate Project (of Estimated Column)	239614062/-	
3.	Total Cost Incurred of the Real Estate Project (of Incurred Column)	192589555/-	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	21.62%	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	80.374%	
6.	Amount which can be withdrawn from the Designated Account	192589555/-	





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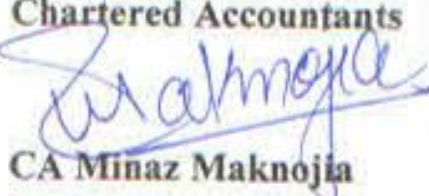
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	Total Estimated Cost * Proportion of Cost incurred (2 * 5) Less: Amount withdrawn till date of this Certificate as per the Books of Accounts	
7.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	1759595555/-

Note: 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 Maknoja Mangrulkar & Associates
Chartered Accountants


CA Minaz Maknoja
Partner

Memb.No: 118870

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount
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)	47024507/-
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)	17800000/-
3	(i) Balance Unsold Area	1984.380 Sq Mtr





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	(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 by CA) As per Annexure A to this Certificate	220570000/-
4	Estimated receivables on ongoing project (sum of 2 + 3 (ii))	238370000/-
5	Amount to be deposited in Designated Account 70 % or 100%	166859000/-
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 balance receivables of ongoing project will be deposited in designated Account.		

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Yours Faithfully

For Maknoja Mangrulkar & Associates
Chartered Accountants

CA Minaz Maknoja
Partner
Memb. No: 118870





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ANNEXURE A

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

SOLD INVENTORY

Sr. No.	Flat No.	Carpet Area (in Sq. Mtr.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	004	23.128	6000000/-	6000000/-	NIL
2	005	24.173	6000000/-	6000000/-	NIL
3	002	22.076	7000000/-	1010000/-	5930000/-
4	008	22.565	6000000/-	260000/-	5740000/-
5	014	23.020	4500000/-	2500000/-	2000000/-
6	510	28.532	1930000/-	500000/-	1430000/-
7	501	31.047	3000000/-	300000/-	2700000/-





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UNSOLD INVENTORY VALUATION

Ready Recknor Rate as on the date of Certificate

Of the Residential / Commercial premises Rs. _____ per Sq. mtrs.

Sr. No.	Flat No.	Carper Area (In Sq.mtr)	Unit Consideration as per Ready Recknor Rate (ASR)
1	001	22.076	111153
2	003	23.578	111153
3	006	21.287	111153
4	007	19.433	111153
5	009	21.360	111153
6	010	28.532	111153
7	011	22.176	111153
8	012	22.046	111153
9	013	22.046	111153
10	101	31.047	111153
11	102	22.048	111153
12	103	23.547	111153
13	104	23.098	111153
14	105	24.142	111153
15	106	25.632	111153
16	107	19.433	111153
17	108	22.565	111153
18	109	26.038	111153
19	110	28.532	111153
20	111	27.425	111153
21	112	27.296	111153
22	113	27.296	111153
23	114	40.186	111153
24	201	31.047	111153
25	202	22.048	111153





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26	203	23.547	111153
27	204	23.098	111153
28	205	24.142	111153
29	206	25.632	111153
30	207	19.433	111153
31	208	22.565	111153
32	209	26.038	111153
33	210	28.532	111153
34	211	27.425	111153
35	212	27.296	111153
36	213	27.296	111153
37	214	40.186	111153
38	301	31.047	111153
39	302	22.048	111153
40	303	23.547	111153
41	304	23.098	111153
42	305	24.142	111153
43	306	25.632	111153
44	307	19.433	111153
45	308	22.565	111153
46	309	26.038	111153
47	310	28.532	111153
48	311	27.425	111153
49	312	27.296	111153
50	313	27.296	111153
51	314	40.186	111153
52	401	31.047	111153
53	402	22.048	111153
54	403	23.547	111153
55	404	23.098	111153
56	405	24.142	111153
57	406	25.632	111153





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58	407	19.433	111153
59	408	22.565	111153
60	409	26.038	111153
61	410	28.532	111153
62	411	27.425	111153
63	412	27.296	111153
64	413	27.296	111153
65	414	40.186	111153
66	502	22.048	111153
67	503	23.547	111153
68	504	23.098	111153
69	505	24.142	111153
70	506	25.632	111153
71	507	19.433	111153
72	508	22.565	111153
73	509	26.038	111153
74	511	27.425	111153
75	512	27.296	111153
76	513	27.296	111153
77	514	40.186	111153

