



FORM-3

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	15,00,000/-	15,00,000/-
	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)		
	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	60,000/-	60,000/-
	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		
		(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)		



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**RATAN RATHI & Co.****C.A. Rupal Maheshwari****(Chartered Accountant)**

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	(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,		
	(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.		
	Sub-Total of LAND COST	15,60,000/-	15,60,000/-
	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 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.	1,00,00,000/-	10,00,000/-
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		
c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking		

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	financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;		
	Sub-Total of Development Cost	1,00,00,000/-	10,00,000/-

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	1,15,60,000/-
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	25,60,000/-
4.	% completion of Construction Work (as per Project Architect's Certificate)	
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	22%
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	NOT APPLICABLE
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	NOT APPLICABLE

This certificate is being issued for RERA compliance for Arun Jaiswal and this is based on the records and documents produced before me and explanations provided to me by Arun Jaiswal

Yours Faithfully

For Ratan Rathi & Co.
Chartered Accountants


C A RUPAL MAHESHWARI
Partner
M No. 409574



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(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)	90,00,000
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)	2,30,31,534
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	4559.62SQ MTR 1,90,59,211
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	4,20,90,745
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	2,94,63,521

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 Ratan Rathi & Co.
Chartered Accountants


C A RUPAL MAHESHWARI
Partner
M No. 409574



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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/Plot No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	14	117.000	931,947.12	21,000.00	910,947.12
2	15	118.410	943,178.28	21,000.00	922,178.28
3	16	123.040	993,301.92	19,000.00	974,301.92
4	17	117.000	912,000.00	21,000.00	891,000.00
5	19	117.000	881,571.60	21,000.00	860,571.60
6	21	117.000	944,541.00	21,000.00	923,541.00
7	22	135.000	1,089,855.00	21,000.00	1,068,855.00
8	23	135.000	1,017,000.00	19,000.00	998,000.00
9	24	135.000	1,053,526.50	21,000.00	1,032,526.50
10	26	150.000	1,170,585.00	150,000.00	1,020,585.00
11	27	145.220	1,172,361.06	19,000.00	1,153,361.06
12	28	129.500	1,031,514.12	257,000.00	774,514.12
13	29	108.000	871,884.00	20,000.00	851,884.00
14	30	108.000	813,758.40	21,000.00	792,758.40
15	31	108.000	871,884.00	21,000.00	850,884.00
16	42	151.870	1,226,046.51	19,000.00	1,207,046.51
17	43	135.000	1,060,000.00	271,000.00	789,000.00

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18	44	135.000	1,050,000.00	21,000.00	1,029,000.00
19	45	135.000	1,050,000.00	21,000.00	1,029,000.00
20	46	135.000	1,050,000.00	21,000.00	1,029,000.00
21	47	135.000	1,050,000.00	21,000.00	1,029,000.00
22	48	168.670	1,321,000.00	21,000.00	1,300,000.00
23	51	135.000	1,075,323.60	21,000.00	1,054,323.60
24	52	135.000	581,256.00	42,000.00	539,256.00

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential /commercial premises Rs 4180/- per sm.

SR. NO	PLOT. NO	Carpent Area (in Sq.mts)	Unit Consideration As per Ready Reckoner Rate (ASR)
1	1	257.980	1078356.4
2	2	211.020	882063.6
3	3	222.300	929214
4	4	247.210	1033337.8
5	5	167.420	699815.6
6	6	130.000	543400
7	7	130.000	543400
8	8	130.000	543400
9	9	134.940	564049.2
10	10	117.000	489060
11	11	117.000	489060
12	12	117.000	489060
13	13	117.000	489060
14	18	117.000	489060
15	20	117.000	489060

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16	25	135	564300
17	32	108.000	451440
18	33	108.000	451440
19	34	264.480	1105526.4
20	35	135.000	564300
21	36	135.000	564300
22	37	135.000	564300
23	38	135.000	564300
24	39	177.170	740570.6
25	40	159.550	666919
26	41	153.900	643302
27	49	156.900	655842
28	50	135.000	564300
29	53	135.000	564300
30	54	153.750	642675

