ZOEB I. ANWAR
B.Com., F.C.A., D.I.S.A.(ICA)

ZOEB ANWAR & CO.

CHARTERED ACCOUNTANTS

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

Cost of Real Estate Project Registration Number

Sr No.	Particulars	NEW REGISTRATION Amount Rs. Estimated	Incurred
1. i)	**Land Cost:**		
a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	15200000	4980000
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	3221387	3221387
c)	Acquisition cost of TDR (if any)	0	
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, resgistration fees etc; and	790000	790000
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0	0
g)	Under Rehabilitation scheme:	0	0
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0	0
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)	0	0
iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost,	-	-
iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	-	
	Sub Total of LAND COST Rs	**19,211,387.00**	**8,991,387.00**

ZOEB ANWAR & CO. CHARTERED ACCOUNTANTS NAGPUR

Rajkamal Complex, 2nd Floor, Block No. 20, 21, 22 Dhantoli, Nagpur-440 012. Tel.: (O) 2445025, 2445565 (R) 2641588 Mobile : 9823037634, 9373103739
e-mail : zoebsaz@yahoo.co.in

ii) **Development Cost / Cost of Construction:**

a (i)	Estimated Cost of Construction as certified by Engineer	35,961,000.00	-
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	0	-
	Note 1.: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)		
a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	1,000,000.00	-
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.	4,000,000.00	-
c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-
	Sub Total of Development Cost	**40,961,000.00**	**-**
2	**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**	**60,172,387.00**	**0**
3	**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**	**0**	**8,991,387.00**
4	% completion of Construction Work (as per Project Architect's Certificate)		**0%**
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		**14.94**
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5)		**8,991,387.00**
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	0	0
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0	**8,991,387.00**

This certificate is being issued for RERA compliance for the **Shri Gajanan Builder & developers (Partnership Firm)** and is based on the records and documents produced before me and explanations provided to me by the management of the company.

For Zoeb Anwar & Co.
Chartered Accountants
Firm Registration No.116532W

CA Zoeb I.Anwar
(Proprietor)
M.No.101496
Place : Nagpur
Date : **04-01-2018**

ZOEB ANWAR & CO. NAGPUR CHARTERED ACCOUNTANTS

Annexure A

(UNSOLD INVENTORY VALUATION)

Ready Recknor rate as on the date of Certificate

of the Residential Premises **Rs. 28400/- per Sqm.**

Sr.	Flat No.	Carpet Area (in Sq. Mtr.)	Unit consideration as per Ready Recknor Rate
1	101	52.586	1493442.00
2	102	68.849	1955312.00
3	103	53.352	1515197.00
4	104	52.904	1502474.00
5	105	53.248	1512243.00
6	106	52.668	1495771.00
7	201	52.586	1493442.00
8	202	68.849	1955312.00
9	203	53.352	1515197.00
10	204	52.904	1502474.00
11	205	53.248	1512243.00
12	206	52.668	1495771.00
13	301	52.586	1493442.00
14	302	68.849	1955312.00
15	303	53.352	1515197.00
16	304	52.904	1502474.00
17	305	53.248	1512243.00
18	306	52.668	1495771.00
19	401	52.586	1493442.00
20	402	68.849	1955312.00
21	403	53.352	1515197.00
22	404	52.904	1502474.00
23	405	53.248	1512243.00
24	406	52.668	1495771.00
		1334.428	**3,78,97,756.00**

ZOEB ANWAR & CO. NAGPUR CHARTERED ACCOUNTANTS