# MUSTAFA & CO.

CA Huzaifa Jakkadshah

**FORM-3 [see Regulation 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 | 6000,000/- | 6000,000/- |
| | 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 | 3,10,39,719/- | 3,10,39,719/- |
| | 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 | 22,82,855/- | 22,82,855/- |
| | e. | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. | 0.00 | 0.00 |
| | f. | Under Rehabilitation scheme:<br>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer | 0.00 | 0.00 |
| | | (ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA<br>**Note :( for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)** | 0.00 | 0.00 |
| | | (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 | 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 | 0.00 |
| | | **Sub-Total of LAND COST** | 3,93,22,574/- | 3,93,22,574/- |
| | | **ii. Development Cost/ Cost of Construction :** | | |
| | a. | (i) Estimated Cost of Construction as certified by Engineer | 2,73,34,380/- | |
| | | (ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA | | 1,51,11,276/- |
| | | **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 | 25,00,000 | 4,52,362/- |

MUSTAFA & CO. NAGPUR M.No. Chartered Accountants

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| | | | | |
|---|---|---|---|---|
| | | water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.<br>All costs directly incurred to complete the construction of the entire phase of the project registered. | | |
| | b. | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. | 25,00,000/- | 7,19,138/- |
| | 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 ; | 0.00/- | 0.00/- |
| | | **Sub-Total of Development Cost** | 3,23,34,380/- | 1,62,82,776/- |

| | | |
|---|---|---|
| 2. | **Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column** | 7,16,56,954/- |
| 3. | **Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column** | 5,56,05,350/- |
| 4. | **% completion of Construction Work (as per Project Architect's Certificate)** | 60.00% |
| 5. | **Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)** | 77.60% |
| 6. | **Amount Which can be withdrawn from the Designated Account**<br>Total Estimated Cost * Proportion of cost incurred<br>( Sr. number 2 * Sr. number 5)<br>**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement** | 5,56,05,796/-<br><br>5,42,46,774/- |
| 7. | **Net Amount which can be withdrawn from the Designated Bank Account under this certificate** | 13,59,022/- |

This certificate is being issued for RERA compliance for the M/s. Impressa Central and is based on the records and documents produced before me and explanations provided to me by the management of the firm.

Yours Faithfully

**MUSTAFA & CO.**
CHARTERED ACCOUNTANTS

**CA. HUZAIFA LAKKADSHAH**
(Partner)(M.No.143319)
(ICAI FRN:123923W)