Bharat Singhal & Co
Chartered Accountants

Address: 404, Sai Chamber Premises, Opp. Railway Station, Santacruz East, Mumbai– 400055
Email: singhalbharat627@gmail.com, Contact : +91 98676 73698

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 __ **(Fresh Registration)**

Sr. No.	Particulars	Amt. Estimated (Rs. In Lacs)	Amt. Incurred (Rs. In Lacs)
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	--	--
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	NA	NA
c.	Acquisition of Cost of TDR (if any)	NA	NA
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.	NA	NA
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NA	NA
f.	Under Rehabilitation Scheme		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA
	Note: for total cost of construction incurred, Minimum of (i) or (ii) to be considered,		
	(iii) Cost towards clearance of land of all encumbrances including cost	NA	NA

BHARAT KUMAR M. No. 122647 CHARTERED ACCOUNTANTS
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		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,		
	(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.	NA	NA
Sub – Total of LAND COST				
(ii)		**DEVELOPMENT COST / COST OF CONSTRUCTION**		
a.	(i)	Estimated cost of Construction as Certified by Engineer	940.00	Rs. --
	(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA	-	Rs. --
		Note: for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered	-	Rs. --
	(iii)	On-site expenditure for development of entire project 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.	115.00	Rs. --
b.		Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority	20.00	--
c.		Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction (Amount is payable as per Consent letter issued by Bank of	649.39	--

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	Maharashtra, Dharampeth Branch, Nagpur dated 03.05.2017 for pro-rata payment against each respective unit(Copy attached).		
Sub – Total of DEVELOPMENT COST		**1724.39**	**Rs. _____**
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		**1724.39**	**Rs. _____**
2.	**Total Estimated Cost of the Real Estate Project (of Estimated Column)**	**1724.39**	
3.	**Total Cost Incurred of the Real Estate Project (of Incurred Column)**	_____	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	_ %	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	--	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5)		
7.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		

Note: This Certificate is being issued for RERA compliance for the Company Gruhlaxmi Lifespace Private Limited 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 BHARAT SINGHAL & CO.
Chartered Accountants
Firm Registration No. 144666W

BHARAT KUMAR * M. No. 175767 * CHARTERED ACCOUNTANT

CA Bharat Kuma
Proprietor
Membership No. 17

Date: 29.07.2018
Place: Mumbai

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (Rs. In Lacs)
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)	1724.39
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)	--
3	(i) Balance Unsold Area (to be certified by management and to be verified by CA from the records and books of accounts	2476.60 Sq. Mtrs
	(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	742.98
4	Estimated receivables on ongoing project (sum of 2 + 3 (ii)	742.98
5	Amount to be deposited in Designated Account 70 % or 100%	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 balance receivables of ongoing project will be deposited in designated Account.		

This certificate is being issued for RERA compliance for the Company Gruhlaxmi Lifespace Private Limited 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 BHARAT SINGHAL & CO.
Chartered Accountants
Firm Registration No. 144666W

BHARAT KUMAR * M. No. 175787 * CHARTERED ACCOUNTANT

CA Bharat Kumar
Proprietor
Membership No. 175787

Date: 29.07.2018
Place: Mumbai

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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/Semi detached House / Row House No.	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	--	--	--	--	--
Total		--	--	--	--

BHARAT KUMAR
M. No. 175787
CHARTERED ACCOUNTANT

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UNSOLD INVENTORY VALUATION

Ready Reckoner Rate as on the date of Certificate of the Residential premises Rs. 25000/-per sq.mtrs. Of Built-up Area

Sr. No.	Flat	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR)
1	3 BHK- Felicita-F-101	83.40	25,02,000
2	3 BHK- Felicita-F-102	93.50	28,05,000
3	3 BHK- Felicita-F-103	93.50	28,05,000
4	3 BHK- Felicita-F-104	83.40	25,02,000
5	3 BHK- Felicita-F-201	83.40	25,02,000
6	3 BHK- Felicita-F-202	93.50	28,05,000
7	3 BHK- Felicita-F-203	93.50	28,05,000
8	3 BHK- Felicita-F-204	83.40	25,02,000
9	3 BHK- Felicita-F-301	83.40	25,02,000
10	3 BHK- Felicita-F-302	93.50	28,05,000
11	3 BHK- Felicita-F-303	93.50	28,05,000
12	3 BHK- Felicita-F-304	83.40	25,02,000
13	3 BHK- Felicita-F- 401	83.40	25,02,000
14	3 BHK- Felicita-F- 402	93.50	28,05,000
15	3 BHK- Felicita-F- 403	93.50	28,05,000
16	3 BHK- Felicita-F- 404	83.40	25,02,000
17	3 BHK- Felicita-F- 501	83.40	25,02,000
18	3 BHK- Felicita-F- 502	93.50	28,05,000
19	3 BHK- Felicita-F- 503	93.50	28,05,000
20	3 BHK- Felicita-F- 504	83.40	25,02,000
21	3 BHK- Felicita-F- 601	83.40	25,02,000
22	3 BHK- Felicita-F- 602	93.50	28,05,000
23	3 BHK- Felicita-F- 603	93.50	28,05,000
24	3 BHK- Felicita-F- 604	83.40	25,02,000
25	3 BHK- Felicita-F- 701	83.40	25,02,000
26	3 BHK- Felicita-F- 702	93.50	28,05,000
27	3 BHK- Felicita-F- 703	93.50	28,05,000
28	3 BHK- Felicita-F- 704	83.40	25,02,000
Total		**2476.60**	**7,42,98,000**

BHARAT KUMAR
M. No. 175787
CHARTERED ACCOUNTANT

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