



M B AGRAWAL & ASSOCIATES CHARTERED ACCOUNTANTS

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Form-3[see regulation 3] CHARTERED ACCOUNTANT'S CERTIFICATE (on Letter Head) (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY) Cost of Real Estate Project MahaRERA Registration Number NA

Sr.No	Particulars	Amount	
		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	NA	33,000,000
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	NA	8,269,597
c.	Acquisition cost of TDR	NA	7,502,735
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 fee etc; and	NA	4,801,120
f.	land premium payable as per annual statement pf rates (ASR)	NIL	NA
g.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certify by engineer	NIL	NA
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NIL	NA
	(iii) Cost towards clearance of land of all or any encumbrance including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	22,750,000	NA
	(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	NA
	Sub-Total of LAND COST	22,750,000	53,573,452
	ii. Development Cost/Cost of Construction		
a.	(i) Estimated Cost of Construction as certified by Engineer	52,100,000	NA
	(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)	NA	2,653,140



		(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant fees, site overhead, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.) All cost directly incurred to complete the construction of the entire phase of the project registered	7,160,000	NA
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	500,000	NA
	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	57,500,000	2,699,514
		Sub-Total of DEVELOPMENT COST	59,760,000	5,352,554
2	Total Estimated Cost of the Real Estate Project +1(ii)]		82,510,000	NA
3	Total Cost Incurred of the Real Estate Project		NA	58,926,10%
	(ii) Estimated amount of Sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certified by CA) as per Annexure A to this certificate		169,000,000	NA
4	Estimated receivable of ongoing project. Sum of 2+3(ii)		NA	NA
5	Amount to be deposited in Designated Account- 70% or 100%. IF 4 is greater than 1, then 70% of the balance receivable of ongoing project will be deposited in Designated Account. IF 4 is lesser than 1, then 100% of the balance receivables of ongoing projects will be deposited in Designated Account.			

This certificate is being issued for RERA compliance for the Company "Jackpot Dealer Private Limited" and is based on the records and documents produced before me and explained provided to me by the management of the company up to the end of financial year 2016-17. The project of the Company is in its initial stages work in progress.

Yours Faithfully

For M B Agrawal & Associates
Chartered Accountants
FRN: 132478W



CA Manoj Agrawal
Partner
M.No. 115113