

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project 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	2 00 000.00	2 00 000.00
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.	25 00 000.00	10 84 710.00
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	24 300.00	24 300.00
f)	Land Premium payable as per annual statement of rates (ASR) for development 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)		
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		27 24 300.00	13 09 010.00



ii) Development Cost / Cost of Construction:

a (i) Estimated Cost of Construction as certified by Engineer 3 00 00 000.00

(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)

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, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the buildings/ wings of the project registered.

40 00 000.00

b) Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.

15 00 000.00

c) Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;

24 00 000.00

Sub Total of Development Cost

3 79 00 000.00

.00

2 Total Estimated Cost of the Real Estate Project [1(I + 2(ii)) of Estimated Column

4 06 24 300.00

3 Total Cost Incurred of the Real Estate Project [1(I + 1(ii)) of Incurred Column

13 09 010.00

4 % completion of Construction Work (as per Project Architect's Certificate)

0.00%

5 Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)

3.22%

6 Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5)

13 09 010.00

Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement

.00

7 Net Amount which can be withdrawn from the Designated Bank Account under this certificate

13 09 010.00

This certificate is being issued for RERA compliance for the Company **M/s. Sai Associates [Prop. Mr. Sudhir B Kale]** and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully

MANISH JAIN

Membership Number 118548

(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)	3 93 15 290.00
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)	.00
3	i Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	905.54
	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	2 30 91 321.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2 30 91 321.00
5	Amount to be deposited in Designed 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 balance receivables of ongoing project will be deposited in designated Account.	100.00%

This Certificate is being issued for RERA compliance for the Company **M/s. Sai Associates [Prop. Mr. Sudhir B Kale]** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

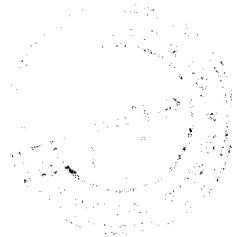
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Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project
Sold Inventory

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
			NIL		
Total Rs. :		0	.00	.00	.00



(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs. 25,500.00 Per sm.

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	101	51.003	13 00 576.50
2	102	52.172	13 30 386.00
3	103	54.863	13 99 006.50
4	104	53.017	13 51 933.50
5	105	55.322	14 10 711.00
6	201	51.003	13 00 576.50
7	202	52.172	13 30 386.00
8	203	54.863	13 99 006.50
9	204	53.017	13 51 933.50
10	205	55.322	14 10 711.00
11	301	51.003	13 00 576.50
12	302	52.172	13 30 386.00
13	303	39.732	10 13 166.00
14	304	53.017	13 51 933.50
15	305	55.322	14 10 711.00
16	401	40.755	10 39 252.50
17	402	41.055	10 46 902.50
18	403	39.732	10 13 166.00
	Total	905.542	2 30 91 321.00

