CA PRAKASH FULWANI
B.Com. LLB. FCA
Block No.1, Jai Jalaram
Co.op. Hsg. Soc.
Near Jalaram Mandir,
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Nagpur – 440008
Tel 0712-2732364
Cell 9822695750
Email – kprkca.pgf@gmail.com

KPRK & ASSOCIATES
CHARTERED ACCOUNTANTS

503-504-GOKUL,
Nr. Darodkar Square
61, Central Avenue,
Nagpur – 440 032
Tel 0712- 2760693
Web – www.kprkca.com
Email – kprkca.nagpur@gmail.com

Date: 02-10-2021

Name : **ACECON VENTURES**

Address : Gowerdhan Complex, 1st Floor, Besides Syndicate Bank, Manish Nagar, Nagpur- 440 034

Company PAN : ABDFA7779G

Project under construction : **ANGELS PARAMAOUNT**

Site Address : R-1, Khasra No. 25 Mouza Besa, Nagpur.

Form-3 [See Regulation-3]

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

Cost of Real Estate Project MahaRERA Registration Number: **P505000195151**

Sr. No.	Particulars		Amount (Rs.)	
1.	i.	**Land Cost:**	**Estimated**	**Incurred Up to Sept. 2021**
	a.	Acquisition Cost of Land or Development Rights, lease Premium lease rent, interest cost incurred or payable on Land Cost and legal cost	3,05,56,000	1,99,00,000
	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.	43,17,184	47,48,272
	c.	Acquisition cost of TDR (if any)	1,50,00,000	47,47,840
	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;	15,57,800	19,44,540
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0	0

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	f.	Under Rehabilitation scheme:		
		(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 accommodation or rent in lieu of Transit accommodation, overhead cost,	0	0
		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	31,020
		Sub -Total of LAND COST	5,14,30,984	3,13,71,672
	ii.	**Development Cost / Cost of Construction:**		
	a.	(i) Estimated Cost of Construction as certified by Engineer (Referred Certificate of Engineer -Mr. Kiran D Barai, 62, Old Subedar Layout, Nagpur 24, Date 25-11-2018)	4,00,00,000	-
		(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)	-	2,18,71,397
		(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e., salaries, consultant's fees, site overheads, development work, cost of services (including water, electricity, sewerage, drainage, layout roads etc). cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered	1,00,00,000	18,32,525

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	b.	Payment of Taxes, cess, fees, charges, premiums interest etc. to any statutory Authority.	0	0
	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;	1,00,00,000	21,41,710
		Sub Total of Development Cost	**6,00,00,000**	**2,58,45,632**
2.		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column (On the basis of certificate of Engineer and Estimates of Promoters)		11,14,30,984
3.		Total Cost Incurred for the Real Estate Project [1(i) + 1(ii)] of Incurred Column		5,72,17,304
4.		% Completion of Construction Work (As per Project Architect's Certificate)		66%
5.		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)		51.35%
6.		Amount which can be withdrawn from the designated account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		5,72,19,810 (-) 1,18,29,333
7.		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		4,53,90,477

This Certificate is being issued for RERA compliance Q2 (21-22) for the firm Acecon Ventures, Nagpur, having income tax PAN ABDFA7779G and is based on the records & documents produced before me and explanation provided to me by the management of the firm.

For KPRK & Associates
Chartered Accountants

K P R K & ASSOCIATES NAGPUR Chartered Accountants

CA Prakash G Fulwani
Partner Mem No.103738
UDIN No. 21103738AAAAAS8414

Place: Nagpur

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