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KPRK & ASSOCIATES
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Email – kprkca.nagpur@gmail.com

Date: 20-10-2022

Name : **ACECON VENTURES**

Address : F-101, Sai Prasad, Plot No. 16, Ujjwal Co.-Op., Narendra Nagar, Nagpur- 440 015

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 Revised**	**Incurred Up-to 30-09-2022**
	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.	61,86,390	61,86,390
	c.	Acquisition cost of TDR (if any)	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;	19,44,540	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	N/A
		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)	N/A	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	0
		Sub -Total of LAND COST	**4,36,86,930**	**3,27,78,770**
	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 15-01-2022)	6,00,00,000	N/A
		(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)	N/A	4,67,48,674
		(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	22,20,335

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	b.	Payment of Taxes, cess, fees, charges, premiums interest etc. to any statutory Authority.	5,00,000	1,02,712
	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	22,37,200
		Sub Total of Development Cost	**8,05,00,000**	**5,13,08,921**
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)		12,41,86,930
3.		Total Cost Incurred for the Real Estate Project [1(i) + 1(ii)] of Incurred Column		8,40,87,691
4.		% Completion of Construction Work (As per Project Architect's Certificate)		77.91%
5.		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)		67.71%
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		8,40,87,691 (-)3,36,82,574
7.		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		5,04,05,117

This Certificate is being issued for RERA compliance Q2 (22-23) for the firm Acecon Ventures, Nagpur (Project: Angels Paramount) having income tax PAN: ABDFA7779G and is based on the records & documents produced before us and explanation provided to us by the management of the firm.

For KPRK & Associates
Chartered Accountants

KPRK & ASSOCIATES NAGPUR Chartered Accountants

Place: Nagpur

CA Prakash G Fulwani
Partner Mem No.103738
UDIN No. 22103738BAJGUQ3391

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