RB (3)

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

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

Real Estate Project Registration Number: Applied

Sr No.	Particulars	Amount Rs. Estimated	Incurred
1. i)	**Land Cost:**		
a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	35,000,000.00	35,000,000.00
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.	3,588,500.00	-
c)	Acquisition cost of TDR (if any)	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, resgistration fees etc; and	3,990,640.00	3,990,640.00
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	NA	
g)	Under Rehabilitation scheme:	NA	
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	NA	
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	NA	
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,	NA	
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.	NA	
	Sub Total of LAND COST Rs	**42,579,140.00**	**38,990,640.00**

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ii)	**Development Cost / Cost of Construction:**			
a	(i)	Estimated Cost of Construction as certified by Engineer	17,194,157.20	
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		1,181,440.00
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)		
	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, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	NA	
		All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	NA	
	b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.	NIL	
	c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	NIL	
		Sub Total of Development Cost	**17,194,157.20**	**1,181,440.00**
2		**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**		59,773,297.20
3		**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**		40,172,080.00
4		% completion of Construction Work (as per Project Architect's Certificate)	7.00%	
5		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)	67.21%	
6		Amount which can be withdrawn from the Designated Account		
		Total Estimated Cost X Prportion of cost incurred		
		(Sr. number 2 X Sr. number 5)		40,172,080.00
		Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement		-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		40,172,080.00
		This certificate is being issued for RERA compliance for M/s. Tirupati Developers [Authorised Partner , Mr. Prashant Bongirwar] and is based on the records and documents produced before me and explanations provided to me by the management of the company.		

Yours Faithfully
S P RAKHEJA & CO.
Chartered Accountants
FRN : 142941W

S.P. RAKHEJA & CO. FRN: 142941W Chartered Accountants

Name : CA SONAM RAKHEJA
(Mem. Number - 160246)
Date :- 23/07/2018

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RAJATBHOOMI - 3

(UNSOLD INVENTORY VALUATION)			
READ RECKNOR RATE AS ON THE DATE OF CERTIFICATE OF THE DATE OF CERTIFICATE OF THE RESIDENTIAL/COMMERCIAL PREMISES RS. 6,650/- PER SQ. MTR)			
SR. NO.	PLOT NO.	AREAR IN SQ. MTR	UNIT CONSIDEARTION AS PER READY RECNOR RATE (ASR)
1	1	167.56	1,114,274
2	2	113.69	756,039
3	3	124.83	830,120
4	4	151.67	1,008,606
5	5	206.75	1,374,888
6	6	227.75	1,514,538
7	7	220.00	1,463,000
8	8	205.24	1,364,846
9	9	201.08	1,337,182
10	10	116.00	771,400
11	11	116.00	771,400
12	12	116.00	771,400
13	13	116.00	771,400
14	14	116.00	771,400
15	15	116.00	771,400
16	16	138.83	923,220
17	17	131.58	875,007
18	18	116.00	771,400
19	19	116.00	771,400
20	20	116.00	771,400
21	21	116.00	771,400
22	22	116.00	771,400
23	23	116.00	771,400
24	24	201.08	1,337,182
25	25	190.28	1,265,362
26	26	120.00	798,000
27	27	120.00	798,000
28	28	120.00	798,000
29	29	120.00	798,000
30	30	120.00	798,000
31	31	120.00	798,000
32	32	145.12	965,048
33	33	138.37	920,161
34	34	120.00	798,000
35	35	120.00	798,000
36	36	120.00	798,000
37	37	120.00	798,000



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38	38	120.00	798,000
39	39	120.00	798,000
40	40	190.28	1,265,362
41	41	173.03	1,150,650
42	42	120.00	798,000
43	43	120.00	798,000
44	44	120.00	798,000
45	45	120.00	798,000
46	46	120.00	798,000
47	47	120.00	798,000
48	48	145.12	965,048
49	49	138.37	920,161
50	50	120.00	798,000
51	51	120.00	798,000
52	52	120.00	798,000
53	53	120.00	798,000
54	54	120.00	798,000
55	55	120.00	798,000
56	56	173.03	1,150,650
57	57	163.28	1,085,812
58	58	120.00	798,000
59	59	120.00	798,000
60	60	120.00	798,000
61	61	120.00	798,000
62	62	120.00	798,000
63	63	120.00	798,000
64	64	136.87	910,186
65	65	130.12	865,298
66	66	120.00	798,000
67	67	120.00	798,000
68	68	120.00	798,000
69	69	120.00	798,000
70	70	120.00	798,000
71	71	120.00	798,000
72	72	163.28	1,085,812
73	73	202.28	1,345,162
74	74	124.50	827,925
75	75	124.50	827,925
76	76	124.50	827,925
77	77	124.50	827,925
78	78	124.50	827,925
79	79	124.50	827,925
80	80	124.50	827,925



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81	81	207.75	1,381,538
82	82	161.25	1,072,313
83	83	124.50	827,925
84	84	124.50	827,925
85	85	124.50	827,925
86	86	124.50	827,925
87	87	124.50	827,925
88	88	124.50	827,925
89	89	124.50	827,925
90	90	202.28	1,345,162
91	91	276.25	1,837,063
92	92	146.00	970,900
93	93	146.00	970,900
94	94	230.31	1,531,562
95	95	156.81	1,042,787
96	96	131.50	874,475
97	97	131.50	874,475
98	98	227.66	1,513,939
99	99	301.13	2,002,515
100	100	282.90	1,881,285
101	101	291.55	1,938,808
	TOTAL	**14527.38**	**96,607,077**

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