CA.Jyoti K.Lalwani
B.com, ACA.
Plot No.34, Mahesh Nagar,
Nr.Anant Nagar, Katol Road
Nagpur-440013
Mobile : +91-8600752117
Phone : 0712-6501992
E-Mail : jyotilalwani24@gmail.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

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

Cost of Real Estate Project Registration Number

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	12500000	12500000
	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.	3586798	3586798
	c)	Acquisition cost of TDR (if any)	Nil	Nil
	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	967500	967500
	f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	Nil	Nil
	g)	Under Rehabilitation scheme:		
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	Nil	Nil
	ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	Nil	Nil
		Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	Nil	Nil
	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 lieu of Transit accomodation, overhead cost,	Nil	Nil
	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.	Nil	Nil
		Sub Total of LAND COST Rs	**17054298**	**17054298**

ii)	**Development Cost / Cost of Construction:**			
a	(i)	Estimated Cost of Construction as certified by Engineer	34000000	Nil
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	Nil	17054298
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)	Nil	
	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.		Nil
		All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
	b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.	Nil	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	Nil
		Sub Total of Development Cost	**34000000**	**17054298**
2		**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**	51054298	
3		**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**	-	17054298
4		% completion of Construction Work (as per Project Architect's Certificate)	-	0%
5		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		33.40%
6		Amount which can be withdrawn from the Designated Account		17054298
		Total Estimated Cost X Prportion of cost incurred		
		(Sr. number 2 X Sr. number 5)		
		Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement		17054298
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		0
		This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the company.		

Yours Faithfully,

Jyoti Kanhaiyalal Lalwani
Chartered Accountant
M.No.158373

JYOTI LALWANI * NAGPUR M. No. 158373 * CHARTERED ACCOUNTANT

		(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)		
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	34000000	34000000
		(calculated as per the Form IV)		
2		Balance amount of receivables from sold apartments as per annexure A to this Certificate	0	0
		(as certified by Charted Accountant as verified from the records and books of Accounts)		
3	i	Balance unsold area	935.916	935.916
		(to be cerified by Management and to be verified by CA from the records and books of accounts)		
	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)	27141564	27141564
		as per Annexure A to this certificate		
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	27141564	27141564
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	0	0
		If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	27141564	2714564
		This Certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.		

Yours Faithfully
Jyoti Kanhaiyalal Lalwani
Chartered Accountant
M.No.158373



Annexure A

Statement for Calculation of Receivables from the Sale 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
(1)	(2)	(3)	(4)	(5)	(6)

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential premises Rs. 29000/- per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
FIRST FLOOR			
1	101	66.783	1936707
2	102	66.422	1926238
3	103	50.343	1459947
4	104	50.431	1462499
SECOND FLOOR			
5	201	66.783	1936707
6	202	66.422	1926238
7	203	50.343	1459947
8	204	50.431	1462499
THIRD FLOOR			
9	301	66.783	1936707
10	302	66.422	1926238
11	303	50.343	1459947
12	304	50.431	1462499
FOUTH FLOOR			
13	401	66.783	1936707
14	402	66.422	1926238
15	403	50.343	1459947
16	404	50.431	1462499