



SHRADDHA C PUROHIT & COMPANY
CHARTERED ACCOUNTANTS

Form 3

Chartered Accountant's Certificate (17/07/2019)
Cost of Real Estate Project MahaRERA Registration No:
Atharva Nagari V

Sr. No	Particulars		Amount	
			Estimated	Incurred
1.	i. Land Cost			
a.	Acquisition cost of land or development right, Lease premium, lease rent, interest cost incurred Or payable on Land cost and legal cost		804,650.00	804,650.00
b.	Amount of premium payable to obtain development rights, FSI, additional FSI, fungible area, any other Incentive under DCR from local authority or state Government or any other statutory authority		13,616,224.00	13,616,224.00
c.	Acquisition cost of TDR (if any)		-	-
d.	Amount payable to state government or competent Authority or any other statutory authority of the state Or central government, toward stamp duty, transfer charges, Registration fees etc.; and		3,632,970.00	3,632,970.00
e.	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public Authorities.		-	-
f.	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 books of account verified by the CA Note: (For total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		-	-





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		(iii). Cost toward 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,	-	-
		(iv). Cost of ASR linked premium, fees, charges, and security deposit or maintenance deposit, or any amount whatsoever payable to any Authorities toward and in project of rehabilitation	-	-
		Sub Total of Land Cost	18,053,844.00	18,053,844.00
ii. Development Cost/cost of construction				
a.	(i) Estimated cost of construction as certified By Engineer (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)	314,487,000.00	7,346,013.00	
	(iii) On site expenditure for development of entire Project excluding cost of construction as per (i) or (ii)Above i.e. salaries, consultant fees, site overhead, Cost of services (including water, electricity, sewerage),Cost of machineries and equipment including its hire maintenance cost, Consumable etc. All cost directly incurred to complete the construction of the project registered.	17,472,000.00	652,500.00	
b.	Payment of taxes, cess, fess, charges, premium, Interest etc. to any statutory authorities.	-	-	
c.	Principal sum and interest payable to financial institution, Scheduled banks, non-banking financial institution(NBFC)Or any money lenders on construction funding or money for borrowed construction;	-	-	
	Sub Total of Development cost	331,959,000.00	7,998,513.00	





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2.	Total Estimated cost of the Real Estate Project [1(i)+1(ii)of Estimated column]	350,012,844.00
3.	Total cost Incurred of the Real Estate Project [1(i)+1(ii)of Estimated column]	26,052,357.00
4.	% Completion of Construction work (as per Project /architect's Certificate)	-
5.	Proportion of the cost incurred on land cost and Construction cost to the total estimated cost(3/2)	7.44 %
6.	Amount which can be withdrawn from 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 and bank statement	26,052,357.00 0.00
7.	Net amount which can be withdrawn from the designated bank account under this certificate	26,052,357.00

This certificate is being issued for RERA compliance for the Atharva Infrastructure and is based on un-audited books of account, records and documents produced before me and explanation provide to me by the partner of the firm.

Declaration cum disclaimer:

The project being developed by M/s Atharva Infrastructure along with the co-promoter and land owner Mr. Kishor H Jham. The land was already purchased by land owner on 12/10/2001 for consideration at Rs. 6,93,500/- out which land Mr kishor jham sold 1.21 hectare land on 20/01/2007 thus proportionate cost is considered by us for the above calculation towards land cost.





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As per agreement between promoters and land owner the land owner will be entitled to receive 56 units in the project and the government value of the flats will be Rs. 13,189,6000/-. The separate sheet of flats given to the landowner is attached. Thus Atharva Infrastructure is not received any consideration for any flats given to promoter. Hence, we have not taken area of those flats in Annexure A since whole & sole responsibility for selling & marketing of that 56 unit lies with Mr Kishor Jham.

Place: - Nagpur

Date: -19/07/2019

UDIN:- 19178380AAAAAA4955

For, Shraddha C Purohit & Company
Chartered Accountants

CA Shraddha Purohit
Proprietor
M.NO.178380



Tham Flent

Building A

Sr. No.	Flat No.	Carpet Area	Amount
1	201	60.691	2,209,000.00
2	202	78.328	2,822,000.00
3	203	63.427	2,289,000.00
4	204	80.795	2,900,000.00
5	401	60.691	2,209,000.00
6	402	78.328	2,822,000.00
7	403	63.427	2,289,000.00
8	404	80.795	2,900,000.00
9	501	60.691	2,320,000.00
10	502	78.328	2,964,000.00
11	503	63.427	2,404,000.00
12	504	80.795	3,045,000.00
13	701	60.691	2,320,000.00
14	702	78.328	2,964,000.00
15	703	63.427	2,404,000.00
16	704	80.795	3,045,000.00
		1132.964	41,906,000.00

Building B

Sr. No.	Flat No.	Carpet Area	Amount
1	101	60.691	2,202,000.00
2	102	78.328	2,813,000.00
3	103	63.427	2,281,000.00
4	104	80.795	2,900,000.00
5	301	60.691	2,202,000.00
6	302	78.328	2,813,000.00
7	303	63.427	2,281,000.00
8	304	80.795	2,900,000.00
9	501	60.691	2,313,000.00
10	502	78.328	2,954,000.00
11	503	63.427	2,396,000.00
12	504	80.795	3,045,000.00
13	701	60.691	2,313,000.00
14	702	78.328	2,954,000.00
15	703	63.427	2,396,000.00
16	704	80.795	3,045,000.00
17	1102	78.328	3,095,000.00
		1211.292	44,903,000.00

Building C

Sr. No.	Flat No.	Carpet Area	Amount
1	201	60.691	2,254,000.00
2	202	61.785	2,297,000.00
3	203	63.428	2,336,000.00
4	204	64.252	2,382,000.00
5	301	60.691	2,254,000.00
6	302	61.785	2,297,000.00
7	303	63.428	2,336,000.00
8	304	64.252	2,382,000.00
9	1101	60.961	2,480,000.00
10	1102	61.785	2,527,000.00
11	1103	63.428	2,570,000.00
12	1104	64.252	2,621,000.00
		750.738	28,736,000.00

Building D

Sr. No.	Flat No.	Carpet Area	Amount
1	S-03	19.457	1,263,000.00
2	S-04	19.457	1,263,000.00
3	S-05	21.897	1,434,000.00
4	S-06	21.525	1,456,000.00
5	S-02	40.289	2,021,000.00
6	S-01	20.346	981,000.00
7	S-02	20.183	981,000.00
8	S-03	20.183	985,000.00
9	S-04	20.346	981,000.00
10	201	50.016	2,493,000.00
11	202	50.034	2,493,000.00
		303.733	16,351,000.00

