

KHETAN RAJA & CO.

Chartered Accountants



CA AMIT J. RAJA

B.Com., FCA

PARTNER

CA HITESH KHETAN

B.Com., FCA

PARTNER

CA PRITI KHETAN

B.Com (Hons.), FCA, D.I.S.A

PARTNER

FORM-3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number P50500022071

Sr. No	Particulars	Amount (Rs)	
		Estimated	Incurred up to 31/03/2020
1	i Land Cost :		
	a. Acquisition Cost of land or Development Rights, lease Premium, lease Rent, interest cost Incurred or payable on land cost and legal cost.	61,875,000	25,818,240
	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.	13,108,000	7,168,070
	c. Acquisition Cost of TDR (if any).	-	-
	d. Amounts 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.	3,643,182	3,643,182
	f. Lands premium payable as per annual statement of rates (ASR) for redevelopment of land owner by public authorities.	-	-
	g. 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 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).	-	-
	(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,	-	-
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount what soever payable to any authorities toward and in project of rehabilitation.	-	-
	Sub-Total of LAND COST	78,626,182	36,629,492



H. O. : GS-16, Building No. 3, Vidarbha Premier Scheme, Opp. Rajwada Palace, Gandhi Sagar Lake, Nagpur - 440 018.
Tel : 0712-2772550. Mobile: 9049962550. Email : hitesh.khetan@gmail.com

BRANCH : 201, Kamdar Complex, Seva Sadan Square, Central Avenue, Nagpur - 440 018.
Tel: 0712-2778910. Mobile: 9370422232. Email: ca.amitraja@gmail.com

	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	49,750,000	3,038,940.00
		Note: (For adding total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
		(iii) On-site expenditure for development of entire project excluding cost of Construction as per (i) or (ii) above ,i.e. salaries , consultants fees, site overheads, development works, 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.	4,550,000	369,672.00
	b.	Payment of Taxes , cess, fees , charges,premiums, interest etc to any statutory Authority.	1,000,000	-
	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:	5,000,000.00	878,912.00
		Sub-Total of Development Cost	60,300,000	4,287,524.00
2		Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column.	138,926,182	-
3		Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column.	-	40,917,016
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%).	-	29.45%
6		Amount which can be withdrawn from the Designated Account.		
		Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr number 5).	-	40,917,016
6		Less: Amount withdrawn up to March 31, 2020	-	5,537,936
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate .	-	35,379,080

This certificate is being issued for RERA compliance for the Project "AAA LAVA CITY" by "AAA INFRASTRUCTURES" and is based on the records and documents produced before me and explanations provided to me by the management. The expenditure Upto 31/03/2020 has been considered in this certificate.

Yours Faithfully

For Khetan Raja & Co
Chartered Accountants
FRN 130990W

CA Hitesh Khetan
(Partner)

M.No. 127922

UDIN No.: 21127922AAAABO1679



Date: 14/08/2021

Place: NAGPUR