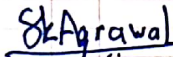
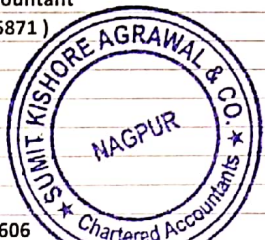


Form-3 (See Regulation-3)			
CHARTERED ACCOUNTANT CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)			
Cost of Real Estate Project Registration Number		Applied	
Sr No.	Particulars	Amount Rs.	
		Estimated	Incurred
1. i)	Land Cost:		
a)	Acquisition Cost of Land or Development Rights, lease Premium lease rent, interest cost incurred or payable on Land Cost and legal cost	16,73,10,000.00	8,42,60,000.00
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.	7,10,29,968.00	-
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, towards stamp duty, transfer charges, registration fees etc; and	1,00,68,600.00	1,00,68,600.00
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned 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 whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
Sub Total of LAND COST Rs		24,84,08,568.00	9,43,28,600.00
ii)	Development Cost / Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer	6,81,38,660.00	-
(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)	-	-
a.) (ii)	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, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	-	-
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	-	-

Office Address: Plot 6A, Shyam Kuti, Near GeetaMandir, Hirwi Nagar, Nagpur - 440008
Email ID: sumitagrawal324@gmail.com
Mobile No.: +91-8956542219

b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	-	-
c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-
	Sub Total of Development Cost	6,81,38,660.00	-
2	Total Estimated Cost of the Real Estate Project [1(i + 2(ii)) of Estimated Column	31,65,47,228.00	-
3	Total Cost Incurred of the Real Estate Project [1(i + 1(ii)) of Incurred Column	-	9,43,28,600.00
4	% completion of Construction Work (as per Project Architect's Certificate)	-	-
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)	-	29.80%
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) Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement		9,43,28,600.00 -
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		9,43,28,600.00
This Certificate is being issued for RERA compliance for the Firm Tirupati Developers(Project: Silver Park) and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.			
Yours Faithfully			
Signature of Chartered Accountant			
(Membership Number -165871)			
			
Name : CA Sumit Agrawal			
Date :- 03/10/2019			
UDIN : 19165871AAAABV1606			
			

ANNEXURE A

**READ RECNO R RATE AS ON THE DATE OF CERTIFICATE OF THE RESIDENTIAL/
COMMERCIAL PREMISES RS 7,850/-/- PER SQ. MTR.**

Sr. no.	PLOT NO.	AREA IN SQ. MTR	UNIT CONSIDERATION AS PER READY RECNO R RATE (ASR)
1	1	515.48	40,46,518
2	2	489.00	38,38,650
3	3	489.00	38,38,650
4	4	489.00	38,38,650
5	5	489.00	38,38,650
6	6	489.00	38,38,650
7	7	489.00	38,38,650
8	8	498.23	39,11,106
9	9	152.28	11,95,398
10	10	148.80	11,68,080
11	11	148.80	11,68,080
12	12	148.80	11,68,080
13	13	148.80	11,68,080
14	14	148.80	11,68,080
15	15	148.80	11,68,080
16	16	148.80	11,68,080
17	17	148.80	11,68,080
18	18	148.80	11,68,080
19	19	148.80	11,68,080
20	20	148.80	11,68,080
21	21	148.80	11,68,080
22	22	163.12	12,80,492
23	23	196.22	15,40,327
24	24	185.40	14,55,390
25	25	185.40	14,55,390
26	26	185.40	14,55,390
27	27	185.40	14,55,390
28	28	185.40	14,55,390
29	29	185.40	14,55,390
30	30	198.28	15,56,498
31	31	150.22	11,79,227
32	32	144.00	11,30,400
33	33	144.00	11,30,400
34	34	144.00	11,30,400
35	35	144.00	11,30,400
36	36	144.00	11,30,400
37	37	144.00	11,30,400
38	38	147.48	11,57,718
39	39	175.08	13,74,378
40	40	126.40	9,92,240
41	41	126.40	9,92,240