AMEYA S. KANETKAR | CHARTERED ACCOUTANT
Address: 6A, Ravindra Nagar, Nagpur – 440022 | Contact: +91 8087 123 925

FORM-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number:

Sr No.		Particulars	Amount Rs. Estimated	Amount Rs. 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	109400000	55600000
	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.	0	0
	c)	Acquisition cost of TDR (if any)	0	0
	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	6594840	6594840
	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 accomodation or rent in lien of Transit accomodation, overhead cost,		
	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.		
		Sub Total of LAND COST Rs	**115994840**	**62194840**

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ii)	**Development Cost / Cost of Construction:**			
a	(i)	Estimated Cost of Construction as certified by Engineer	30250000	0
	(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)	0	0
	(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.	0	0
		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.	14200000	0
	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;	0	0
		Principal amount		0
		Sub Total of Development Cost	**44450000**	**0**
2		**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	160444840	
3		**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	62194840	
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 %)	38.76%	
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)	62194840	
		Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	0	
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	62194840	

This certificate is being issued for RERA compliance for OSHIAN REALTORS INDIA PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Sincerely,

AMEYA S. KANETKAR NAGPUR Chartered Accountants

CA. Ameya S. Kanetkar
Membership No: 170953

UDIN:

Date: 27-03-2019
Place: Nagpur