MANGESH THAKRE& CO.
CHARTERED ACCOUNTANTS
09, Parmar Building,
Ayodhya Nagar, Nagpur-440024
Ph.No.8087208483
Email.camangeshthakre@gmail.com

FORM-3 [see Regulation 3] **Date: 08/04/2019**

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT (AKSHAY HEIGHT- II, PLOT NO. E-4) & SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number

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	12930000	12930000
	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	12930000	12930000
	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	754200	754200
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment 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)**	-	-

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		(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	13684200	13684200
		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)** (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.	37450765 1489657	--
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	-	-
	c.	Principal sum and interest payable to financial	-	-

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		institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;		
		Sub-Total of Development Cost	38940422	-

2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	51134965
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	13684200
4.	**% completion of Construction Work (as per Project Architect's Certificate)**	0%
5.	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	26.76%
6.	**Amount Which can be withdrawn from the 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 of Accounts and Bank Statement**	- NA - -
7.	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	-

This certificate is being issued for RERA compliance for the firm M/s – kukde Layout Housing Society and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For Mangesh Thakre & Co.
Chartered Accountants

Mangesh Thakre Mem. No. 185774 Chartered Accountants

CA Mangesh Thakre
Mem. No. 185774
UDIN : 19185774AAAAAG8918

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (insq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
			---------Nil---------		

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential /commercial premises Rs _____ per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
		----------Nil----------	

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Mem. No. 185774
Chartered Accountants

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	Nil
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	NIL
3.	(i) Balance Unsold area (to be certified 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) as per Annexure A to this certificate	Nil
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	Nil
5.	Amount to be deposited in Designated Account – 70% or 100%	Nil
	IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	
	IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	Nil

This certificate is being issued for RERA compliance for the firm M/s Kukde Layout Housing Society and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For Mangesh Thakre & Co.

Chartered Accountants

Mangesh Thakre Mem. No. 185774 Chartered Accountants

CA Mangesh Thakre

Mem. No. 185774

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