



FORM – 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

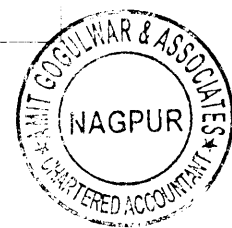
Cost of Real Estate Project 'Orchid Emerald' Registration Number _____

Sr. No		Particular	Amount (In Rs.) Estimated	Amount (In Rs.) 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	4,41,66,692/-	4,41,66,692/-
	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	39,63,470/-	39,63,470/-
	c.	Acquisition cost of TDR (if any)	NIL	NIL
	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	30,72,800/-	30,72,800/-
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL	NIL
	f.	Under Rehabilitation scheme:	NIL	NIL
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	NIL	NIL
	ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NIL	NIL
		Note : (For total cost of construction incurred, Minimum of (i) and (ii) is to be considered		





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iii) Cost towards clearance of land of all or any encumbrances including cost for providing ,temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,,	NIL	NIL
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.	NIL	NIL
Sub – Total of LAND COST	5,12,02,962/-	5,12,02,962/-
Development Cost/ Cost of Construction :		
(i) Estimated Cost of Construction as certified by Engineer	5,40,00,000/-	
ii) Actual Cost of Construction incurred as per book 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.)		NIL
iii) a] 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 , consumable etc. All costs are directly incurred to complete the construction of the building / wings of the project registered.	93,37,000/-	NIL
iii) b] Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.	NIL	NIL
iii) 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 .	NIL	NIL





		iii) 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 .	NIL	NIL
		Sub – Total of Development Cost	6,33,37,000/-	NIL
2.		Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column	11,45,39,962/-	
3.		Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column	5,12,02,962/-	
4.		% completion of Construction Work (as per Project Architect's Certificate)	0%	
5.		Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3/ Sr.2 %)	44.70%	
6.		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	5,12,02,962/-	
		Less: Amount withdrawn till date of this certificate as Per the Books of Accounts and Bank Statement	5,12,02,962/-	
7.		Net Amount which can be withdrawn from the Designated Bank-Account under this certificate	0	

This certificate is being issued for RERA compliance for **M/s. LANDMARKS GLV INFRAVENTUR LLP** 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, **AMIT GOGULWAR & ASSOCIATES**
Chartered Accountant
Regn No.135838W

UDIN NO. 19137246AAAAAH6054

Date 20th May 2019

Place Nagpur

(Proprietor)
M. No. 137246



(ADDITIONL 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).		
2	Balance Amount of receivables from sold apartment as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts.		
3	(i)	Balance Unsold Area. (to be certified by Management and to be verified by CA from the records and books of accounts)	NA
	(ii)	Estimated amount of Sales proceeds in respect of unsold apartment (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.	NA
4	Estimated receivables of ongoing project. Sum of 2+3(ii)		NA
5	Amount to be deposited in designated Account- 70% or 100%		NA
	If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account		NA
	If 4 is greater than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account		NA

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