

Form-3
(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE AS ON 31.03.2020
(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

Cost of Real Estate Project of RAJ BULDCON Registration Number- P50500021912
PROJECT: RAJ PALACE 9

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		
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.	7000000.00	7000000.00
c)	Acquisition cost of TDR (if any)	0.00	0.00
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	0.00	0.00
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	1972245.00	2047645.52
g)	Under Rehabilitation scheme:	0.00	0.00
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0.00	0.00
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0.00	0.00
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0.00	0.00
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,	0.00	0.00
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.	0.00	0.00
	Sub Total of LAND COST Rs	8972245.00	9047645.52



1. 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	17500000.00	
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	2368957.00	
a.)	(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, 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.	17500000.00	2368957.00
b)		Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	600000.00	80830.00
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;	0.00	0.00
			0.00	0.00
		Sub Total of Development Cost	18100000.00	2449787.00

2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		27072245.00
4				11497432.52
5		% completion of Construction Work (as per Project Architect's Certificate)		0.00%
6		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)		42.47%
		Amount which can be withdrawn from the Designated Account		11497432.52
		Total Estimated Cost X Proportion 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		
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		6710000.00
				4787432.52

This certificate is being issued for RERA compliance for the Company RAJ BUILDCON and is based on the records and documents produced before me and explanations provided to me by the management of the firm.

PLACE: NAGPUR

DATE: 28/07/2020

UDEN: 20170917AAAAAV4402.

A M Dabke & Associates
Chartered Accountant



[Signature]

Amey Dabke
Partner
M No 170917

Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project
Sold Inventory

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	101	47.276	2000000	1300000	700000
2	102	52.046	2400000	2200000	200000
3	201	47.276	2300000	2010000	290000
4	203	47.276		1000000	-
				200000	-
			Total	6710000	

