

ASHWIN KAPSE & CO.
CHARTERED ACCOUNTANTS

ADD:-301,MAHAJAN TOWER,UNTKHANA ROAD,ASHOK SQUARE,OPPOSITE HOLY FAMILY CHURCH,NAGPUR-440009
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Ref. No.			Date:23-09-19
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			
		Amount Rs.	
Sr No.	Particulars	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	25015000	25015000
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.	10000000	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, registration fees etc; and Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	1715000	1715000
e)	Under Rehabilitation scheme:	0	0
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	7500000	0
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	0
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,	0	0
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,	0	0
Sub Total of LAND COST Rs		44230000	26730000



ii) Development Cost / Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer	7500000
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	0
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0
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.	1500000
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	0
b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	1000000
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
	Sub Total of Development Cost	10000000
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	0
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(iii)] of Incurred Column	0
4	% completion of Construction Work (as per Project Architect's Certificate)	0
5	Proportion of the Cost Incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)	49%
6	Amount which can be withdrawn from the Designated Account	0
	Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5)	26730000
	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	26730000
This certificate is being issued for RERA compliance for M/s. Shubh Infratech and is based on the records and documents produced before me and explanations provided to me by the management of the company.		
Yours Faithfully		
ASHWIN KAPSE & CO.		
Chartered Accountants		
CA Anil Shegaonkar		
Partner		
(Membership Number 159081)		



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	0	0	0	0	0

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential / commercial premises Rs 75000 Per sm.

Sr No	PLOT NO.	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner
1	1	253.28	18996000
2	2 TO 5	540.00	40500000
3	6	250.88	18816000
4	7	166.19	12464250
5	8 TO 12	563.13	42234750
6	13 TO 14	251.75	18881250
7	15	112.84	8463000
8	16	113.26	8494500
9	17	113.69	8526750
10	18	113.90	8542500
11	19	114.11	8558250
12	20	114.54	8590500
13	21	125.78	9433500
14	22	125.68	9426000
15	23 TO 28	652.50	48937500
16	29 TO 30	261.00	19575000
17	31 TO 38	870.00	65250000
18	39	211.23	15842250
19	40	205.07	15380250
20	41 TO 47	862.75	64706250
21	48 TO 49	261.00	19575000
22	50 TO 56	862.75	64706250
23	57	125.68	9426000
		7271.01	545325750

