C A. SHYAM LOHAKARE, FCA

FROM -3 [000 Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
[FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY]
Cost of Real Estate Project MahaRERA Registration Number

Delta Developer's Proposed Residential Flat scheme on plot No 5 in block 'V' Kh.No.4/1, 4/2, 7/2, 24, 25 & 26/1

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	3,78,93000/--	
	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		
	c.	Acquisition cost of TDR (if any)	30,00,000/-	
	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		
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
	f.	Under Rehabilitation Scheme : (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]		
		(iii) cost towards clearance of land of all or any encumbrances including cost or removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	0.00	0.00
		(iv) cost of ASR linked premium, fees, charges and security deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation	0.00	0.00
		Sub-Total of LAND COST	4,08,93000/-	0.00
		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) .	**7,93,68,000/-**	**0.00**

CH * LOHAKARE RAJA & CO. * CH
NAGPUR