SUMIT KISHORE AGRAWAL & CO.
CHARTERED ACCOUNTANT

PH. NO: +91-8956542219
Email-ID : sumitagrawal324@gmail.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

Cost of Real Estate Project Registration Number: Applied

Sr No.		Particulars	Amount Rs. Estimated	Amount Rs. Incurred
1. i)	Land Cost:			
	a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	32,400,000.00	32,400,000.00
	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.	2,599,228.00	-
	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, resgistration fees etc; and	2,263,640.00	2,263,640.00
	f)	Land Premium payable as per annual statement of rates (ASR) for development 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)		
	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,	-	-
	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.	-	-
		Sub Total of LAND COST Rs	**37,262,868.00**	**34,663,640.00**

OFFICES AT:
Plot 6A, Shyam Kuti,
Near Geeta Mandir,
Hirwi Nagar, Nagpur-440008

Scanned by CamScanner

ANNEXURE A

READ RECNOR RATE AS ON THE DATE OF CERTIFICATE OF THE RESIDENTIAL/ COMMERCIAL PREMISES RS. 4,180/- PER SQ. MTR.

Sr. no.	PLOT NO.	AREA IN SQ. MTR	UNIT CONSIDERATION AS PER READY RECNOR RATE (ASR)
1	1	146.56	974,624
2	2	147.88	983,402
3	3	147.88	983,402
4	4	147.88	983,402
5	5	147.88	983,402
6	6	147.88	983,402
7	7	147.88	983,402
8	8	147.88	983,402
9	9	147.88	983,402
10	10	254.23	1,690,630
11	11	266.98	1,775,417
12	12	257.50	1,712,375
13	13	257.50	1,712,375
14	14	257.50	1,712,375
15	15	257.50	1,712,375
16	16	257.50	1,712,375
17	17	257.50	1,712,375
18	18	257.50	1,712,375
19	19	257.50	1,712,375
20	20	276.25	1,837,063
21	21	263.75	1,753,938
22	22	257.50	1,712,375
23	23	257.50	1,712,375
24	24	257.50	1,712,375
25	25	257.50	1,712,375
26	26	257.50	1,712,375
27	27	257.50	1,712,375
28	28	257.50	1,712,375
29	29	257.50	1,712,375
30	30	256.65	1,706,723
31	31	272.81	1,814,187
32	32	150.05	997,833
33	33	150.05	997,833
34	34	607.11	4,037,282

Scanned by CamScanner