



FORM-3

[See Regulation- 3]

**APPLICANT NAME:- SHRI MORESHWAR N. BHAGAT (PROP. OF EMAARAT CREATERS) ADDRESS:-
12, SHRI. 'MANOMAY COMPLEX', ARYANAGAR, KORADI ROAD, NAGPUR -30.**

**(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project Maha RERA Registration No.- YET TO BE ALLOTTED**

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.	1,25,00,000/-	50,000/-
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*.	28,52,885/-	28,52,885/-
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	6,55,000/-	6,55,000/-
	Sub-Total of LAND COST	1,60,07,885/-	35,57,885/-
	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 C. A.	4,50,00,000/-	00000/-



	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered). On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly, incurred to complete the construction of the entire phase of the project registered.	--Nil—	--Nil—
	b. Payment of Taxes, cess, fees, charges, premiums, Interest etc. to any statutory Authority.	1,12,00,000/-	-----
	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.	28,50,000/-	2,33,284/-
		1,50,00,000/-	--Nil---
	Sub - Total of Development Cost :-	9,00,57,885/-	37,91,169/-
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	9,00,57,885/-	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	37,91,169/-	
4.	% completion of Construction Work % (as per Project Architect's Certificate)	NIL	
5.	Proportion of the Cost incurred on Land Cost and ____% Construction Cost to the Total Estimated Cost, (3/2 %)	4.209%	
6.	Amount Which can be withdrawn from the Designated Amount.	37,91,169/-	
7.	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) Less: - Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	----Nil----	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	37,91,169/-	

This certificate is being issued for RERA compliance for the Company [Promoter's Name] 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 NEERAJ GANGWANI
Chartered Accountants

Signature of Chartered Accountant



Annexure - A:-

Statement for calculation of Receivables from the **Sales** of the **NEW HOSPITAL REAL ESTATE PROJECT**

5(Unsold Inventory Valuation)

**Ready Recknor Rate as on the date of Certificate
of the Residential Premises Rs. _____/-per sm.**

Sr. No.	Hospital Unit No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
1	101	111.831	_____-/-
2	201	111.837	_____-/-
3	301	111.837	_____-/-
4	401	111.837	_____-/-
5	501	111.837	_____-/-
6	601	111.837	_____-/-
7	701	111.837	_____-/-

Sold Inventory:-

Sr. No.	Hosp. Unit No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	101	111.831	NIL	NIL	NIL
2	201	111.837	NIL	NIL	NIL
3	301	111.837	NIL	NIL	NIL
4	401	111.837	NIL	NIL	NIL
5	501	111.837	NIL	NIL	NIL
6	601	111.837	NIL	NIL	NIL
7	701	111.837	NIL	NIL	NIL

PROJECT ADDRESS:- KH.NO.136/2, 155/2, MOUZA ZINGABAI TAKLI,
TIRUPATI SOCIETY, KORADI ROAD, NAGPUR.

