

K B C S & Co.

Chartered Accountants

Add. : 194, Tara Vilas, Dr. Munje Marg, Dhantoli, Nagpur. Tel.: 2447740

Add. : SS/203, Swami Samarth Complex, Bazar Road, Gokulpeth, Nagpur. Tel.: 2552009

E-mail : kbcscoca@gmail.com



CA. Vilas V. Saranjame | CA. Mukund Barve | CA. Omprakash Chandak | CA. Amit Karira

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number _____

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	3,34,09,440/-	3,34,09,440/-
	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	Nil	Nil
	c. Acquisition cost of TDR (if any)	11,70,000/-	11,70,000/-
	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	Nil	Nil
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	Nil	Nil
	f. Under Rehabilitation scheme:		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by	N.A.	N.A.



Sr.
No.

Particulars

Amount
(Rs.)

- (ii) Engineer
Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA

N.A.

N.A.

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 accommodation or rent in lieu of Transit Accommodation, overhead cost,

Nil

Nil

- (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.

Nil

Nil

Sub-Total of LAND COST

3,45,79,440/- 3,45,79,440/-

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

1,63,16,475

87,06,381/-

Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)

- (iil) 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.

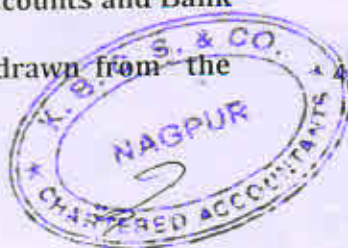
10,00,000/-

3,88,804/-

- b. Payment of Taxes, cess, fees, charges,

47,00,000/- 44,69,117/-



[illegible]

Sr.
No.

Particulars

Amount
(Rs.)

Designated Bank Account under this certificate

This certificate is being issued for RERA compliance for the Company **M/s. Akash Construction Co.** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

N.A.

Yours Faithfully

**FOR K. B. C. S. & CO.
CHARTERED ACCOUNTANTS**

Signature of Chartered Accountant
(Membership Number.....**M. N. BARVE**
M. No. 038018
PARTNER)



Name

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

- | | |
|--|-------------------|
| 1. Estimated Balance Cost to Complete the Real Estate Project
(Difference of Total Estimated Project cost less Cost incurred)
(calculated as per the Form IV) | 84,52,173/- |
| 2. Balance amount of receivables from sold apartments
as per Annexure A to this certificate
(as certified by Chartered Accountant as verified from the records
and books of Accounts) | Nil |
| 3. (i) Balance Unsold area
(to be certified by Management and to be verified by CA from the
records and books of accounts) | 524.652 Sq. Mtrs. |
| (ii) Estimated amount of sales proceeds in respect of unsold
apartments (calculated as per ASR multiplied to unsold area as on
the date of certificate, to be calculated and certified by CA)
as per Annexure A to this certificate | 4,42,00,000/- |
| 4. Estimated receivables of ongoing project. Sum of 2 + 3(ii) | 4,42,00,000/- |
| 5. Amount to be deposited in Designated Account - 70% or 100% | 70% |
- IF 4 is greater than 1, then 70 % of the balance receivables of



ongoing project will be deposited in designated Account

IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account

Nil

This certificate is being issued for RERA compliance for the Company M/s. Akash Construction Co. 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 K. B. C. S. & CO.
CHARTERED ACCOUNTANTS

M. M. Barve

M. M. BARVE
M. No. 038018
PARTNER

Signature of Chartered Accountant

(Membership Number 19038018)



Name

UDIN 19038018AAAA PA 2044
11-09-2019

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
Total		0.00	0.00	0.00	0.00

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential premises Rs. 51,410/- per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	101	43.721	35,63,000.00
2	102	43.721	35,63,000.00
3	201	43.721	37,10,000.00
4	202	43.721	35,57,000.00
5	301	43.721	37,18,000.00
6	302	43.721	35,56,000.00
7	401	43.721	37,10,000.00
8	402	43.721	35,57,000.00
9	501	43.721	39,03,000.00
10	502	43.721	37,33,000.00
11	601	43.721	38,95,000.00
12	602	43.721	37,35,000.00
Total		524.652	4,42,00,000.00

