RAKESH SHARMA
CHARTERED ACCOUNTANT

3 - E, 3 Rd FLOOR,
HOTEL LAHOREE BUILDING,
W H C ROAD, DHARAMPETH,
NAGPUR - 440 010
Tel. No. 0712 - 2540700
E-mail : capappu@rediffmail.com

FORM – 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Registration Number _____

Sr. No			Particular	Amount (In Rs.) Estimated	Amount (In Rs.) 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	1500000	1476000
		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	0	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	0	0
		e	Land Premium payable as per annual statement of rates(ASR) for redevelopment of land owned by public authorities.	0	0
		f	Under Rehabilitation scheme:	0	0
		i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0	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) and (ii) is to be considered		

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		iii)	Cost towards clearance of all or any encumbrances including 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.	350000	313065
			Sub – Total of LAND COST	1850000	1789065
	ii)		**Development Cost/ Cost of Construction :**		
		a)	(i) Estimated Cost of Construction as certified by Engineer		
			ii) Actual Cost of Construction incurred as per book 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.)	7000000	3577679
			iii) a] 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 , consumable etc. All costs are directly incurred to complete the construction of the building / wings of the project registered.	30000	0
			iii) b] Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.	0	0
			iii) 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 .	0	0
			Sub – Total of Development Cost	**7030000**	**3577679**
2.			**Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column**	8880000	
3.			**Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column**	5366744	
4.			% completion of Construction Work (as per Project Architect's Certificate)		
5.			Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3/ Sr.2 %)		
6.			Amount Which can be withdrawn from the		

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			Designated Account 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	
7.			Net Amount which can be withdrawn from the Designated Bank-Account under this certificate	

This certificate is being issued for RERA compliance for SHARMA LAY OUT - 3 Project of Sharma Construction Company and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

DATE :- 31.10.2019

PLACE : NAGPUR

UDIN : 19045898AAAABJ1775

Yours Faithfully

RAKESH SHARMA
NAGPUR
CHARTERED ACCOUNTANT

RAKESH SHARMA
Chartered Accountant
(Membership Number 045898)