



HRISHIKESH S PANDE & CO.
CHARTERED ACCOUNTANT
 Plot No F-11, TATYA TOPE NAGAR,
 Nagpur - 440022
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FORM - 3

FOR REGISTRATION OF A PROJECT

Cost of Real Estate Project Registration Number _____

Sr.No.		Particulars	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	96,39,670/-	96,39,670/-
	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)	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	28,90,290/-	28,90,290/-
	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 Engineer.	Nil	Nil

	ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	Nil	Nil
		Note : (For total cost of construction incurred , Minimum of (i) and (ii) is to be considered		
	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,	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	1,25,29,960/-	1,25,29,960/-
	ii)	<u>Development Cost/ Cost of Construction :</u>		
	a)	(i) Estimated Cost of Construction as certified by Engineer	80,00,000/-	Nil
		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.)	Nil	Nil
		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.	Nil	Nil
		iii) b] Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.	Nil	Nil
		iii) c] Principal sum and interest payable to financial institutions , scheduled banks , non – banking financial institution (NBFC) or money	Nil	Nil

		lenders on construction funding or money borrowed for construction .		
		Sub – Total of Development Cost	80,00,000/-	Nil
2.		Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column	2,05,29,960/-	
3.		Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column	1,25,29,960/-	
4.		% completion of Construction Work (as per Project Architect's Certificate)	Nil	
5.		Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3/ Sr.2 %)	61%	
6.		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1,25,23,276/-	
		Less: Amount withdrawn till date of this certificate as Per the Books of Accounts and Bank Statement	1,25,23,276/-	
7.		Net Amount which can be withdrawn from the Designated Bank-Account under this certificate	Nil	

This certificate is being issued for RERA compliance for Mr. Shailendra. M. Pulliwar and is based on the records and documents produced before me and explanations provided to me by the Promoter.

Yours Faithfully

HSP

CA Hrishikesh S Pande

Membership Number : 146746

