

ASHWIN KAPSE & CO.			
CHARTERED ACCOUNTANTS			
ADD. 301, MAHAJAN TOWER, UNTKHANA ROAD, ASHOK SQUARE, OPPOSITE HOLY FAMILY CHURCH, NAGPUR. 440009			
CONTACT- 9975529500, EMAIL- ca.amols@gmail.com			
Ref. No.			Date: 14/11/19
Form-3			
(See Regulation-3)			
CHARTERED ACCOUNTANT CERTIFICATE			
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)			
Cost of Real Estate Project 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	10000	10000
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.	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
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0	0
g)	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) or (ii) is to be considered)	0	0
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,	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.	0	0
Sub Total of LAND COST Rs		10000	10000



ii) Development Cost / Cost of Construction:				
a (i)	Estimated Cost of Construction as certified by Engineer		0	0
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.		0	0
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		0	0
a.) (iii)	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, consumables etc.	11500000		0
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	0		0
b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	25000		25000
c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0		0
	Sub Total of Development Cost	11525000		25000
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	0		11535000
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	0		35000
4	% completion of Construction Work (as per Project Architect's Certificate)	0		0
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)	0		0%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5) Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	0		35000
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0		35000
This certificate is being issued for RERA compliance for MR. KHUSHAL MADHO JABALPURE is based on the records and documents produced before me and explanations provided to me by the management of the company.				
Yours Faithfully				
ASHWIN KAPSE & CO.				
Chartered Accountants				
 CA Anil Shegaonkar				
Partner				
(Membership Number 159081)				
UDIN-19159081AAAAFG8161				

(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)		11500000
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)		0
3 i	Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)		6083.42
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		117835845.4
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)		117835845.4
5	Amount to be deposited in Designed Account - 70% or 100% 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 balance receivables of ongoing project will be deposited in designated Account.		82485091.78 0
This Certificate is being issued for RERA compliance for MR. KHUSHAL MADHO JABALPURE is based on the records and documents produced before me and explanations provided to me by the management of the Company.			
Yours Faithfully ASHWIN KAPSE & CO. Chartered Accountants  CA Anil Shegaonkar Partner (Membership Number 159081) UDIN-19159081AAAAFG8161			
			

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
1	0	0	0	0	0

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential / commercial
premises Rs 19370 Per sm.

Sr No	PLOT NO.	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate
1	1	461.76	8944291
2	2	151.47	2933974
3	3	151.41	2932812
4	4	151.05	2925839
5	5	152.11	2946371
6	6	153.17	2966903
7	7	154.23	2987435
8	8	155.29	3007967
9	9	151.24	2929519
10	10	186.09	3604563
11	11	154.70	2996539
12	12	150.45	2914217
13	13	124.20	2405754
14	14	123.01	2382704
15	15	120.09	2326143
16	16	117.17	2269583
17	17	114.06	2209342
18	18	110.96	2149295
19	19	193.77	3753325
20	20	152.04	2945015
21	21	118.5	2295345
22	22	118.5	2295345
23	23	118.5	2295345
24	24	118.5	2295345
25	25	118.5	2295345
26	26	118.5	2295345
27	27	118.5	2295345
28	28	118.5	2295345
29	29	157.29	3046707
30	30	161.04	3119345
31	31	150	2905500
32	32	150	2905500
33	33	150	2905500



34	34	150	2905500
35	35	150	2905500
36	36	150	2905500
37	37	208.5	4038645
38	38	480.32	9303798
		6083.42	117835845

