

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: 16/11/19

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

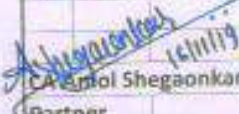
Cost of Real Estate Project Registration Number

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	6985000	6985000
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 accomodation or rent in lieu of Transit accomodation, overhead cost,	150000	150000
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		7135000	7135000



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.	2750000	1700000
	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	2775000	1725000
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	0	9910000
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	0	8860000
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	89%
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)	0	8860000
	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	0	0
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0	8860000
	This certificate is being issued for RERA compliance for MR. CHANDRASHEKHAR KRISHNAJI REWATKAR 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 Amol Shegaonkar			
Partner			
(Membership Number 159081)			
UDIN-19159081AAAAFH6850			



(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)	1050000
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)	5019.37
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.	4266464.5 4266464.5
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	
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.	2986525.15 0
This Certificate is being issued for RERA compliance for MR. CHANDRASHEKHAR KRISHNAJI REWATKAR 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 Ashwin Kapse Partner (Membership Number 159081) UDIN-19159081AAAAFH6850		



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

0

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential / commercial premises Rs 850 Per sm.

Sr No	PLOT NO.	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate
1	1	467.55	397417.5
2	2	253.45	215432.5
3	3	663.75	564187.5
4	4	580.44	493374
5	5	559.44	475524
6	6	514.92	437682
7	7	483.79	411221.5
8	8	126.00	107100
9	9 TO 14	594.00	504900
10	15,16	252.00	214200
11	17 TO 20	396.00	336600
12	21	128.03	108825.5
		5019.37	4266464.5

