MANISH N JAIN & CO.
CHARTERED ACCOUNTANTS

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

Cost of Real Estate Project Registration Number **NIL**

Sr No.		Particulars	Amount Rs. Estimated	Incurred
1. i)	**Land Cost:**			
	a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	5 77 43 166.00	4 57 69 314.00
	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.	.00	.00
	c)	Acquisition cost of TDR (if any)		
	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, resgistration fees etc; and	35 30 600.00	35 30 600.00
	f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities		
	g)	Under Rehabilitation scheme:		
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer		
	ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA		
		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 accomodation or rent in lien of Transit accomodation, overhead cost,		
	iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.		
		Sub Total of LAND COST Rs	**6 12 73 766.00**	**4 92 99 914.00**

Office : 507, 6 Floor, Madhu Madhav Tower, Laxmi Bhawan Square, Dharampeth, Nagpur (M.H.) - 440010
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ii)	**Development Cost / Cost of Construction:**			
a	(i)	Estimated Cost of Construction as certified by Engineer	3 20 00 000.00	2 10 640.00
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)		
	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, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	1 60 00 000.00	.00
	b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.	34 33 999.00	.00
	c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	48 00 000.00	
		Sub Total of Development Cost	**5 62 33 999.00**	**2 10 640.00**
2		**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**	11 75 07 765.00	
3		**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**	4 95 10 554.00	
4		% completion of Construction Work (as per Project Architect's Certificate)	0%	
5		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)	42%	
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5)	4 95 10 554.00	
		Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	.00	
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	4 95 10 554.00	
		This certificate is being issued for RERA compliance for the Company M/s. **Sai Associates** and is based on the records and documents produced before me and explanations provided to me by the management of the company.		

Yours Faithfully
Signature of Charted Accountant
MANISH N JAIN & CO.
Chartered Accountants

Manish N. Jain & Co. NAGPUR Chartered Accountants

Manish Jain
M.No. 118548

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		(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)	
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	6 79 97 211.00
		(calculated as per the Form IV)	
2		Balance amount of receivables from sold apartments as per annexure A to this Certificate	.00
		(as certified by Charted Accountant as verified from the records and books of Accounts)	
3	i	Balance unsold area	9 148.50
		(to be cerified by Management and to be verified by CA from the records and books of accounts)	
	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	12 07 60 200.00
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	12 07 60 200.00
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 wil be deposited in designated account	70%
		If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	

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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
		NIL			
	Total Rs. :	.000	**.00**	**.00**	**.00**

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs. 13,200.00 Per Sq. mts.

Sr No	Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	1	1119.22	1 47 73 704.000
2	2	948.75	1 25 23 500.000
3	3	215.93	28 50 276.000
4	4	216	28 51 200.000
5	5	210.6	27 79 920.000
6	6	146.08	19 28 256.000
7	7	121.6	16 05 120.000
8	8	121.6	16 05 120.000
9	9	154.28	20 36 496.000
10	10	1005.54	1 32 73 128.000

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11	11	184.28	24 32 496.000
12	12	184.95	24 41 340.000
13	13	185.85	24 53 220.000
14	14	206.5	27 25 800.000
15	15	130.78	17 26 296.000
16	16	116.25	15 34 500.000
17	17	116.25	15 34 500.000
18	18	116.25	15 34 500.000
19	19	116.25	15 34 500.000
20	20	116.25	15 34 500.000
21	21	126.38	16 68 216.000
22	22	163.28	21 55 296.000
23	23	123	16 23 600.000
24	24	118.5	15 64 200.000
25	25	121.6	16 05 120.000
26	26	123.89	16 35 348.000
27	27	172.56	22 77 792.000
28	28	126.1	16 64 520.000
29	29	110.5	14 58 600.000
30	30	110.5	14 58 600.000
31	31	110.5	14 58 600.000
32	32	110.5	14 58 600.000
33	33	126.18	16 65 576.000
34	34	131.93	17 41 476.000
35	35	121.41	16 02 612.000
36	36	117.35	15 49 020.000
37	37	113.29	14 95 428.000
38	38	100.5	13 26 600.000
39	39	125.21	16 52 772.000
40	40	150.38	19 85 016.000
41	41	135.47	17 88 204.000
42	42	166.16	21 93 312.000
43	43	159.6	21 06 720.000
44	44	183	24 15 600.000
45	45	267.5	35 31 000.000
	Total Rs. :	**9 148.500**	**12 07 60 200.00**

