CA NIRANJAN R. JADHAV

CHARTERED ACCOUNTANT

Office Address: 170/A, Mayure
Kothi Road, Mahal, Nagpur-44
E-Mail: ca.nrjadhav@gmail.co
Contact No.: 9766710861

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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	**20,80,000**	**21,56,704**
		1) Proportional Sale Deed Consideration for 06 plots (110, 111, 112, 135, 136 and 137) under project admeasuring 1392.343 Sq. Mtrs.	7,50,000	7,53,082
		2) Building Plan sanction charges excluding premium for extra FSI	13,00,000	13,71,622
		3) Drafting Deed of Declarations DOD, Sale Deed, etc.	30000	32000
	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	**10,00,000**	**11,02,258**
	c.	Acquisition cost of TDR (if any)	NA	NA
	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	**12,80,000=00**	**12,32,654**
		1) Amalgamation Charges of 06 plots (110, 111, 112, 135, 136 and 137) paid to Nagpur Improvement Trust, Nagpur	1,80,000	1,84,794
		2) Stamp Duty And Registration Fees	11,00,000	10,47,860
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned	NA	NA

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		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	NA	NA
		(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)**	NA	NA
		(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,	NA	NA
		(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.	NA	NA
		Sub-Total of LAND COST	**43,60,000**	**44,91,618**
		ii. Development Cost/ Cost of Construction :		
	a.	(i) Estimated Cost of Construction as certified by Engineer (As per Certificate)	4,10,00,000	NIL
		(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 considered)**	NA	NA

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		(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	95,00,000	NIL
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	15,000	15,036
	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 ; (Project Loan Sanctioned for 2,00,00,000 with interest of 18% per annum, calculated for 4 years)	3,44,00,000	2,49,956
		Sub-Total of Development Cost	**8,49,15,000**	**2,64,992**

2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**8,92,75,000**
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**47,56,410**
4.	**% completion of Construction Work (as per Project Architect's Certificate)**	**0 %**
5.	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %) Calculated as:** 47,56,410 x 100 ---------- = 5.33 % 8,92,75,000	**5.33 %**

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6.	**Amount Which can be withdrawn from the 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**	**47,56,600**
7.	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	**47,56,600**

This certificate is being issued for RERA compliance for **M/s Maharana's, Builders, Developers and Engineers Nagpur,** and is based on the records and documents produced before me and explanations provided to me by t management of the Company.

Yours Faithfully

CA NIRANJAN R JADHAV M No 173437

CA NIRANJAN R. JADHAV

(Membership Number 173437)

Unique Document Identification Number (UDIN): 19173437AAAAAC9233

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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
	NOT APPLICABLE				

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential premises Rs 19600 per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	101,104,105,108, 201,204,205,208 301,304,305,308 401,404,405,406	55.863	10,95,000
2	102,103,106,107 202,203,206,207 302,303,306,307 402,403	56.209	11,02,000