SUMIT KISHORE AGRAWAL & CO.
Chartered Accountant

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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: Applied

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	1,70,00,000.00	1,70,00,000.00
	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.	1,90,80,000.00	-
	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	19,62,000.00	19,62,000.00
	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	**3,80,42,000.00**	**1,89,62,000.00**
ii)	**Development Cost / Cost of Construction:**			
a	(i)	Estimated Cost of Construction as certified by Engineer	67,73,253.00	-
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	6,75,550.00
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	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.	-	-

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	b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.	-	-
	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;	-	-
		Sub Total of Development Cost	**67,73,253.00**	**6,75,550.00**
2		**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**	4,48,15,253.00	-
3		**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**	-	1,96,37,550.00
4		% completion of Construction Work (as per Project Architect's Certificate)	-	-
5		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)	-	43.82%
6		Amount which can be withdrawn from the Designated Account		1,96,37,550.00
		Total Estimated Cost X Prportion 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		-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,96,37,550.00

This Certificate is being issued for RERA compliance for the Firm Tirupati Developers(Project: Highway Glory) and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

Yours Faithfully
Signature of Chartered Accountant
(Membership Number -165871)

SK Agrawal

Name : CA Sumit Agrawal
Date :- 03/10/2019
UDIN : 19165871AAAABU9744

SUMIT KISHORE AGRAWAL & CO. NAGPUR Chartered Accountants

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ANNEXURE A

READ RECNOR RATE AS ON THE DATE OF CERTIFICATE OF THE RESIDENTIAL/ COMMERCIAL PREMISES RS. 6,650/- PER SQ. MTR.

Sr. no.	PLOT NO.	AREA IN SQ. MTR	UNIT CONSIDERATION AS PER READY RECNOR RATE (ASR)
1	1	136.28	9,06,262
2	2	112.00	7,44,800
3	3	112.00	7,44,800
4	4	136.28	9,06,262
5	5	152.28	10,12,662
6	6	142.40	9,46,960
7	7	142.40	9,46,960
8	8	142.40	9,46,960
9	9	142.40	9,46,960
10	10	142.40	9,46,960
11	11	142.40	9,46,960
12	12	142.40	9,46,960
13	13	142.40	9,46,960
14	14	142.40	9,46,960
15	15	142.40	9,46,960
16	16	152.28	10,12,662
17	17	188.72	12,54,988
18	18	136.88	9,10,252
19	19	117.70	7,82,705
20	20	137.76	9,16,104
21	21	150.30	9,99,495
22	22	135.00	8,97,750
23	23	135.00	8,97,750
24	24	154.28	10,25,962
25	25	445.50	29,62,575
26	26	434.62	28,90,223
27	27	209.83	13,95,370
28	28	206.10	13,70,565
29	29	218.69	14,54,289
30	30	146.40	9,73,560
31	31	124.00	8,24,600
32	32	148.28	9,86,062
33	33	148.28	9,86,062
34	34	124.00	8,24,600
35	35	134.00	8,91,100

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