



KOCHAR DESAI & ASSOCIATES Chartered Accountants

Head Office: 101, Gayatri Sagar Apartments, Behind
Adarsh Vidya Mandir, Chitar Oli, Mahal, Nagpur -02
Branch Office: D-702, Anand Sagar, Anand Nagar,
Above SBI, MG Road, Kandivli (West) Mumbai - 67

UDIN: 20118494AAAABV4787

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			
Name: Nirvana Infra Creation Projects Pvt Ltd			
Sr No.	Particulars	Amount Rs.	
		Estimated	Incurred
1.	Land Cost:		
i)			
a)	Acquisition Cost of Land or Development Rights, lease Premium lease rent, interest cost incurred or payable on Land Cost and legal cost		16071500
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.		
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, registration fees etc; and		
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 accommodation or rent in lieu of Transit accommodation, overhead cost,		
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.		
	Sub Total of LAND COST Rs	0	16071500



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ii)	Development Cost / Cost of Construction:			
a	(i)	Estimated Cost of Construction as certified by Engineer	5100000	0
	(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)		
	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.		3699602
		All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
	b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.		
	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;		
		Sub Total of Development Cost	5100000	3699602
2		Total Estimated Cost of the Real Estate Project [1(I + 2(ii)) of Estimated Column]	5100000	
3		Total Cost Incurred of the Real Estate Project [1(I + 1(ii)) of Incurred Column]		19771102
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 Cost. (3/2 %)		
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	0
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5100000	19771102
This certificate is being issued for RERA compliance for the Company Nirvana Infra Creation Projects Private Limited Through Its Director Prashant Narkhede and is based on the records and documents produced before me and explanations provided to me by the management of the company.				

For Kochar Desai & Associates
Chartered Accountants
Firm Regn.No.125864W

CA Dheeraj Kochar
Partner
M.No.118494
Date: 24.03.2020

UDIN: 20118494AAAABV4787



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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)		
		(calculated as per the Form IV)		
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)		
3	i	Balance unsold area		
		(to be certified 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		
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)		
5		Amount to be deposited in Designated 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.		
This Certificate is being issued for RERA compliance for the Company Nirvana Infra Creation Projects Private Limited Through Its Director Prashant Narkhede and is based on the records and documents produced before me and explanations provided to me by the management of the Company.				

For Kochar Desai & Associates
Chartered Accountants
Firm Regn.No.125864W

CA Dheeraj Kochar
Partner
M.No.118494
Date: 24.03.2020

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