Ranjeet Mishra
Chartered Accountant
Partner : Rajandekar & Associates
Add: - Plot No. 610, VIP Road, Dharampeth
Nagpur-440010

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FORM 3 [See Regulation 3]

Cost of Real Estate Project Named **"AARAMBH "** MahaRERA Registration Number : **APPLIED**

Sr No	Particulars	Amount (Rs.) Estimated	Amount (Rs.) 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. (Note -1)	12,08,70,000.00	12,08,70,000.00
	b. Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other 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	65,76,602.00	60,90,872.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	f. 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 deposit or maintenance depositor any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub-Total of Land Cost	12,74,46,602.00	12,69,60,872.00
	ii. Development Cost/Cost of Construction		
	a. (i) Estimated cost of Construction as certified by Engineer	2,39,00,000.00	-
	(ii) Actual cost of construction incurred as per the book of accounts as verified by the C A Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered	-	-
	(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 equipments including its hire and maintenance costs, consumables etc. All costs directly incorrect to complete construction of the entire phase of the project registered.	-	-
	b. Payment of taxes, cess, fees, charges, premium, interest, etc to any statutory Authority.		-
	c. Principal sum and interest payable to the financial institutions, scheduled banks, non-banking financial institutions [NBFC] or money lenders on construction funding or money borrowed for construction;	-	-
	Sub-Total of Development Cost	2,39,00,000.00	-
2	Total estimated cost of the Real Estate Project [1(i) +1(ii) of Estimated Column]		15,13,46,602.00
3	Total cost incurred of the Real Estate Project [1(i) +1(ii) of Incurred Column]		12,69,60,872.00
4	% completion of construction work. [as per Project Architect's Certificate]		0 % As Per Table B
5	Proportion of the Cost Incurred on Land Cost and Construction cost to the Total Estimated Cost ' (3/2%)		83.89%
6	Amount which can be withdrawn from the Designated Account. Total estimate Cost* Proportion of cost incurred. (Sr No 2 X Sr. No. 5)		12,69,60,872.00
7	Less: Amount withdrawn till date of this certificate as per the books of Accounts and Bank Statement.		-
8	Net amount which can be withdrawn from the Designated bank account under this certificate.		12,69,60,872.00

This certificate is being issued for RERA compliance for Shankar Vitthalrao Thakre and is based on the records and document produced before me and expianations provided to me by the proprietor .

Place: -Nagpur
Date: - 26/05/2020
UDIN: - 20150503AAAABR8139
Note 1 - Acquisition cost of land ascertained from Annual Statement of Rate prepared as per the provisions of Maharasthra Stamp Act

For Rajandekar & Associates
Chartered Accountant

Partner
Mem No: 150503
FRN 128171W

Rajandekar & Associates Chartered Accountants Nagpur