



DIWAN & DASTURE

CHARTERED ACCOUNTANTS

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Form-3 (See Regulation-3) CHARTERED ACCOUNTANT CERTIFICATE UDIN: 21048504AAAAABI4905 PROJECT : 909, Ashtvinayak Flat Scheme Name of Developer : A A Construction Plot No 402,A 101,Hariram Residency, Khare Town,Dharampeth, Nagpur- 440010			
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	2,800,000.00	800,000.00
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.	12,832,524.00	12,832,524.00
c)	Acquisition cost of TDR (if any)	15,831,430.00	15,831,430.00
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	3,224,300.00	3,224,300.00
e)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	1,797,085.00	1,797,085.00
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 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	36,485,339.00	34,485,339.00



23-10-2021

ii) Development Cost / Cost of Construction:			
a (i)	Estimated Cost of Construction as certified by Engineer	69,800,000.00	27,825,257.00
(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 considered)		
a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries,	6,700,000.00	1,999,731.00
	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.	500,000.00	0.00
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;	10,200,000.00	4,537,917.00
Sub Total of Development Cost		87,200,000.00	34,362,905.00
2	Total Estimated Cost of the Real Estate Project [1(I + 2(ii)) of Estimated Column]	123,685,339.00	
3	Total Cost Incurred of the Real Estate Project [1(I + 1(ii)) of Incurred Column]		68,848,244.00
4	% completion of Construction Work (as per Project Architect's Certificate)		55.66%
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)		27.88%
			27.78%
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		68,848,244.00
			0.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		68,848,244.00

This Certificate is being issued for RERA compliance of Flat Scheme Project
909, ASHTAVINAYAK, Dharampeth of the Partnership Firm **A A Constructions**, 101, Hariram Apartment, Khare Town, Dharampeth, Nagpur 440010 and is based on the records and documents produced before us and explanations provided to us by the management of the company

NOTE This Project ASHTAVINAYAK being a redevelopment project land cost is not actually incurred by the developer but at the same time as per Redevelopment Agreement Land cost is fixed for Rs.60800000/- and against this land cost old flat owner has been allotted one flat each which is worth Rs. 72.50 Lacs and Rs. 3.50 Lacs amount by way of cheque given to each old flat owner.



For DIWAN & DASTURE

Chartered Accountants

(CA HEMENT DASTURE)

Partner

Mem. No. 048504

Firm Reg No: 114732W

Udin : 21048504AAAABI4905

Date: 23/10/2021

Place: NAGPUR