PRANAVKUMAR LIMAJA & Co.
CHARTERED ACCOUNTANT

Plot No. 2, Samrat Colony, Pipla Phata, Hudkeshwar Raod, Hudkeshwar (Bk), Nagpur – 440009
Tel. No.: (712) 2703535, Mob. No.: 9923173970, E-mail: pranavklimaja@yahoo.co.in

FORM-3 (UT)

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION PF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number _____

Sr. No.		Particulars		Amount Estimated	Amount 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.	NIL	NIL
		b.	Amount of Premium payable to obtain development rights, FSI, fungible area, and other incentive under DCR from Local Authority or UT Administration or any Statutory Authority.	NIL	NIL
		c.	Acquisition cost of TDR (if any)	NIL	NIL
		d.	Amounts payable to UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	1,82,460.00	1,82,460.00
		e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL	NIL
		f.	Under Rehabilitation scheme:	**N.A.**	**N.A.**
			(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 book of accounts as verified by the CA		
			Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		

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UDIN - 20129924AAAAAU3195

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			(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost of 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 deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
			Sub - Total of LAND COST	1,82,460.00	1,82,460.00
	ii.		**Development Cost/ Cost of Construction :**		
		a.	(i) Estimated Cost of Construction as certified by Engineer	NIL	NIL
			(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	NIL	NIL
			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 equipment including its hire and maintenance costs, consumable etc.	99,65,939.50	3,88,577.00
			All costs directly incurred to complete the construction of the entire phase of the project registered.		
		b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	41,59,487.00	41,59,487.00
		c.	Interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction ;	NIL	NIL
			Sub-Total of Development Cost	1,41,25,426.50	45,48,064.00

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2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	1,43,07,886.50
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	47,30,524.00
4	**% Completion of Construction work (As per Project Architect's Certificate)**	0.00%
5	**Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2%)**	33.06%
6	**Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	47,30,524.00
7	**Less: Amount withdrawn till date of this certificate since the inception of the project (This shall include 70% of the amounts already realised till date and not provided in the Separate bank Account)**	78,28,429.00
8	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate (6-7)**	NIL
	(If this figure is negative, then the respective amount need to be deposited within a period of three months of application of registration)	-30,97,905.00

This certificate is being issued for MahaRERA compliance for the **Individual Mrs. Usha Deepak Thool** and is based on the records and documents produced before me and explanations provided to me by the proprietor of the Organisation.

Yours Faithfully,
For Pranavkumar Limaja & Co.,
Chartered Accountants

CA Pranavkumar Limaja
M. No. 129924
UDIN – 20129924AAAAAU3195

PRANAVKUMAR LIMAJA & CO. CHARTERED ACCOUNTANTS NAGPUR 129924

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Annexure A

Statement for calculation of Receivable for the Sales of the Ongoing Real Estate Project –

Sold Inventory

Sr. No.	Plot No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
			N.A.		

(Unsold Inventory valuation)
(Ready Reckoner Rate as on the date of certificate)
Of Plot of Land/ ~~The residential / commercial premises~~ Rs. 42.60 Per sq.m

Sr. No.	Plot No.	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Reckoner Rate
1	1	532.37	NIL
2	2	373.62	NIL
3	3	326.76	NIL
4	4	271.92	NIL
5	5	256.10	NIL
6	6	251.45	NIL
7	7	249.77	NIL
8	8	157.28	NIL
9	9	123.75	NIL
10	10	123.75	NIL
11	11	123.75	NIL
12	12	123.75	NIL
13	13	123.75	NIL
14	14	123.75	NIL
15	15	123.75	NIL

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16	16	123.75	NIL
17	17	123.75	NIL
18	18	123.75	NIL
19	19	194.32	NIL
20	20	135.30	NIL
21	21	127.50	NIL
22	22	127.50	NIL
23	23	97.50	NIL
24	24	97.50	NIL
25	25	97.50	NIL
26	26	97.50	NIL
27	27	97.50	NIL
28	28	97.50	NIL
29	29	97.50	NIL
30	30	97.50	NIL
31	31	97.50	NIL
32	32	97.50	NIL
33	33	157.28	NIL
34	34	404.70	NIL
35	35	374.49	NIL
36	36	355.05	NIL
Total		**6,507.91**	NIL



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