FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number(P50500021582)
AS ON MARCH 31,2021
Project (Prabha City Lotus-2)

Sr. No.		Particulars	Total Estimated Cost of the project	Total Incurred Cost of the Project
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.	9,500,000	9,500,000
		b) Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, development demand and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	3,600,000	2,150,600
		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	647,500	647,500
		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 cos t 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	13,747,500	12,298,100

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

	ii	Development Cost/ Cost of Construction :		
		a. (i) Estimated Cost of Construction as certified by Engineer.		
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	57,347,856	30,555,102
		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 mainten-ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	3,025,476	1,154,158
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	250,000	-
		c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction :	1,500,000	-
		Sub-Total of DEVELOPMENT COST	62,123,332	31,709,260
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	75,870,832	44,007,360
3		% completion of Construction Work % (as per Project Architect's Certificate)	NA	

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4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	58.00
5	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	44,007,360
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	43,866,896
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	140,464

This certificate is being issued for RERA compliance for the and is based on the records and documents produced before me and explanations provided to me by the owner/ proprietor of the firm.

NOTE: 1)The Promoter has not maintained Cost centers project wise and hence cost has been segregated on the basis of the Sight status and Engineer's certificate. 2) The Promoter has not maintained RERA Designated account as per the MahaRERA Act, 2016. However all the sales receivables and expenses are being routed through normal current account.

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-144732W

CA. Ankit Talreja
Nagpur
August 07,2021
UDIN NO.21177608AAAAEQ6875

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