RODI DABIR & CO.
Chartered Accountants

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FORM-3

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

46 West AVENUE - Cost of Real Estate Project MahaRERA Registration Number

Sr. No		Particulars	Amount	
			Estimated	Incurred
1	i	**Land Cost**	*(Rs.)*	*(Rs.)*
	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	45000000.00	1350000.00
	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	15971211.00	15971211.00
	c.	Acquisition cost of TDR (If any)	8000000.00	8000000.00
	d.	Amounts payable to State Government or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc;	3251570.00	3251570.00
	f	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
	g	Under Rehabilitation scheme:		
		(i) Estimated construction cost of Rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
		(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)**	NA	NA
		(iii) Cost towards clearence of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accomodation, overhead cost	NA	NA
		(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.	NA	NA
		Sub-Total of LAND COST	**72222781.00**	**28572781.00**

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1	ii	**Development Cost/Cost of Construction :**	*(Amount in Rs.)*	
	a.	(i)Estimated Cost of Construction as Certified by Engineer	58669614.00	NIL
		(ii) Actual Cost of construction of incurred as per the books of accounts as verified by the CA. NOTE: (For adding total cost of construction incurred , Minimum of (i) or (ii) is to be considered)		NIL
		(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, severage, drainage, layout roads etc.) cost of machineries and equipment including its hire & maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	10809000.00	17700.00
	b.	Payment of Taxes, cess, fees, charges premiums, interest etc to any statutory Authority	150000.00	0.00
	c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction	NIL	0.00
		Sub- Total of Development Cost	**69628614.00**	**17700.00**
2		Total Estimated Cost of the Real Estate Project (1(i)+ 1(ii) of Estimated Column	**141851395.00**	
3		Total Cost Incurred of the Real Estate Project (1(i) +1(ii) of incurred Column	**28590481.00**	
4		% completion of construction Work (as per Project Architect's Certificate)	**0%**	
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.	**20.16%**	
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost x Proportion of cost incurred (Sr. number 2 * Sr number 5) **Less amount withdrawn till date of this certificate as per the Books of Accounts and Bank statement**	**28590481.00**	
7		**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	**28590481.00**	

This certificate is being issued for RERA compliance for UNIVERSAL HOUSE PVT. LTD., NAGPUR and is based on the records and documents produced before me and explainations provided to me by the management of the Company.

Yours Faithfully

FOR RODI DABIR AND CO

CHARTERED ACCOUNTANTS

FRN: 108846W

UDIN:20114113AAAAAV5413

(CA RUSHIKESH DESHPANDE)

PARTNER

Membership No-114113

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