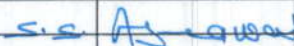


Form-3				
(See Regulation-3)				
CHARTERED ACCOUNTANT CERIFICATE				
(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)				
Cost of Real Estate Project Registration Number				
Sr No.		Particulars	Amount Rs.	
			Estimated	Incurred
1. i)	Land Cost:			
	a)	Acquisition Cost of Land or Development Rights, lease Premium lease rent, interest cost incurred or payable on Land Cost and legal cost	2,80,30,560	2,80,30,560
	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	41,44,770	41,44,770
	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, resgistration fees etc; and	27,43,800	27,43,800
	f)	Land Premium payable as per annual	-	-
	g)	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 whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
			Sub Total of LAND COST Rs	3,49,19,130	3,49,19,130
	ii)	Development Cost			
	a	(i)	Estimated Cost of Development as certified by Engineer	2,16,51,484	-
		(ii)	Actual Cost of Development incurred as per the books of accounts as verified by the CA	-	14,19,214
			Note: (for adding to total cost of Development 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, consultants fees, promotions, site overheads, cost of services , cost of machineries and equipment including its hire and maintenance costs, consumables etc.	69,75,000	33,400
			All costs directly incurred to complete the development of the project registered.		
			COMMISSION BROKERAGE	1,01,63,000	1,75,000
		b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	30,00,000	
		c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on development funding and money borrowed for development;	-	-
			Sub Total of Development Cost	4,17,89,484	16,27,614



2	Total Estimated Cost of the Real Estate Project	7,67,08,614	3,65,46,744
3	Total Cost Incurred of the Real Estate Project		3,65,46,744
4	% completion of Development Work (as per Project Architect's Certificate)	-	-
5	Proportion of the Cost incurred on Land Cost and Development Cost of the Total Estimated Cost. (3/2 %)	-	47.64
6	Amount which can be withdrawn from the Designated Account		39,69,15,143
	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	-	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		39,69,15,143
	This Certificate is being issued for RERA compliance for the PARTNERSHIP FIRM		
	Yours Faithfully		
	For, JNSB AND COMPANY		
	Chartered Accountants		
	Firm Registration No		
			
	SOMESH AGRAWAL		
	Partner		
	Membershio No		
	Date :- 20.07.2019		
	Place :- NAGPUR		

