

FORM – 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Cost of Real Estate Project

| Sr.<br>No |     | Particular                                                                                                                                                                                      | Amount (In Rs.) | Amount (In Rs.) |
|-----------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
|           |     |                                                                                                                                                                                                 | Estimated       | Incurred        |
| 1         | i   | <b>Land Cost:</b>                                                                                                                                                                               |                 |                 |
|           | a.  | Acquisition Cost of Land or Development Rights, leasePremium, lease rent, interest cost incurred or payable onLand Cost and legal cost                                                          | 2,65,00,000     | 2,65,00,000     |
|           | b.  | Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any otherincentive under DCR from Local Authority or StateGovernment or any Statutory Authority | Nil             | Nil             |
|           | c.  | Acquisition cost of TDR (if any)                                                                                                                                                                | NA              | NA              |
|           | d.  | Amounts payable to State Government or competent authority or any other statutory authority of the State orCentral Government, towards stamp duty, transfer charges, registration fees etc; and | 16,20,000       | 16,20,000       |
|           | 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:                                                                                                                                                                    | NA              | NA              |
|           | 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) and (ii) is to be considered                                                                                                   |                 |                 |

|    |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |                    |
|----|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|
|    | iii) | Cost towards clearance of all or any encumbrances including 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.                                                                                                                                                                                                                                                             |                    |                    |
|    |      | <b>Sub – Total of LAND COST</b>                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>2,81,20,000</b> | <b>2,81,20,000</b> |
|    | ii)  | <b><u>Development Cost/ Cost of Construction :</u></b>                                                                                                                                                                                                                                                                                                                                                                                            |                    |                    |
|    | a)   | (i) Estimated Cost of Construction as certified by Engineer                                                                                                                                                                                                                                                                                                                                                                                       | 1,76,11,000        |                    |
|    |      | ii) Actual Cost of Construction incurred as per book of Accounts as verified by the CA<br>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered.)                                                                                                                                                                                                                                                  |                    | Nil                |
|    |      | iii) a] On site expenditure for development of entire project excluding cost of construction as per (ii) above i.e. salaries , consultants fees , site overheads , cost of services (including water , electricity , sewerage ) , cost of machineries and equipment including its hire and maintenance costs , consumable etc.<br><br>All costs directly incurred to complete the construction of the building / wings of the project registered. | 19,50,000          | Nil                |
|    |      | iii) b] Payment of taxes, cess, fees, charges, premiums, interest etc to any statutory authority.                                                                                                                                                                                                                                                                                                                                                 | 73,00,000          | 39,70,390          |
|    |      | iii) 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.                                                                                                                                                                                                                                    | Nil                | Nil                |
|    |      | <b>Sub – Total of Development Cost</b>                                                                                                                                                                                                                                                                                                                                                                                                            | <b>2,68,61,000</b> | <b>39,70,390</b>   |
| 2. |      | <b>Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column</b>                                                                                                                                                                                                                                                                                                                                                          | <b>5,49,81,000</b> |                    |

|    |  |                                                                                                                                                    |             |
|----|--|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 3. |  | Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column                                                                    | 3,20,90,390 |
| 4. |  | % completion of Construction Work (as per Project Architect's Certificate)                                                                         | 0.00%       |
| 5. |  | Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3/ Sr.2 %)                                          | 58.37%      |
| 6. |  | Amount Which can be withdrawn from the Designated Account<br>Total Estimated Cost * Proportion of cost incurred<br>( Sr. number 2 * Sr. number 5 ) | 3,20,90,390 |
|    |  | Less: Amount withdrawn till date of this certificate as Per the Books of Accounts and Bank Statement                                               | 39,70,390   |
| 7. |  | Net Amount which can be withdrawn from the Designated Bank-Account under this certificate                                                          | 2,81,20,000 |

This certificate is being issued for RERA compliance for "Vijaya Realty" having office at Flat 101, Omkara Apartment Nelco Society, Trimurti Nagar, Nagpur-440022 and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For Sakshi Kalsi & Associates

  
CA Sakshi Kalsi

Date : 21-10-2020

UDIN 20191323AAAAAA8744

(Membership Number 191323)

(FRN : 154236W)