CA MEHUL H RANADE & CO.
21, MODERN HOUSING SOCIETY,
INGOLE NAGAR, WARDHA ROAD
NAGPUR-440005
Mail – mehulranade@gmail.com
Ph. No. – 07122293539 M. No. - 9765266644

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

Real Estate Project Registration Number — Applied

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	29,500,000.00	29,500,000.00
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.	2,000,000.00	-
c)	Acquisition cost of TDR (if any)	NA	
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	1,653,180.00	1,653,180.00
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	NA	
g)	Under Rehabilitation scheme:	NA	
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	NA	
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	NA	
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 lien of Transit accommodation, overhead cost,	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	
	Sub Total of LAND COST Rs	**33,153,180.00**	**31,153,180.00**
ii)	**Development Cost / Cost of Construction:**		
a (i)	Estimated Cost of Construction as certified by Engineer	16,425,000.00	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		821,250.00
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		

MEHUL H. RANADE AND COMPANY * NAGPUR * Chartered Accountants

Scanned by CamScanner

a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultant's fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	NA	
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	NA	
b)	Payment of Taxes, cess, fees, charges, premiums interest etc. to any statutory Authority.	NIL	
c)	Principal sum and interest payable to financial institutions, schedule banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	NIL	
	Sub Total of Development Cost	16,425,000.00	821,250.00
2	**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**	49,578,180.00	
3	**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**	31,974,430.00	
4	% completion of Construction Work (as per Project Architect's Certificate)	5.00%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (3/2 %)	64.49%	
6	Amount which can be withdrawn from the Designated Account		
	Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5)	31,974,430.00	
	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	31,974,430.00	

This certificate is being issued for RERA compliance for M/s. Tirupati Developers [Authorised Partner, Mr. Prashant Bongirwar] 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 MEHUL H RANADE & CO.

Name: CA MEHUL RANADE
(Membership Number - 129928)
Date: - 14/02/2018

MEHUL H. RANADE AND COMPANY * Chartered Accountant * NAGPUR

Scanned by CamScanner