



Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Cost of Real Estate Project of SHRI OM SAI BUILDERS AND DEVELOPERS Registration Number-[APPLIED FOR]

PROJECT: GOLDEN PARK

Sr. No	Particular	Estimated Total Amount (In INR)	Actual Total Amount (In INR)
1	Land Cost :		
a	Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost	73190000	73190000
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government/UT Administration or any Statutory Authority	10000000	0
c	Acquisition cost of TDR (if any)		
d	Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	1907540	1907540
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0	0
f	i Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0
	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
	ii 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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0	0
	iii 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	0	0
	iv Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	0	0
	Subtotal	85097540.00	75097540.00



2 Development Cost/ Cost of Construction		
a	i	Estimated Cost of Construction as certified by Engineer
		33000000.00
	ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA.
		0.00
		minimum of (i) and (ii) has to be considered.
		0.00
	iii	Expenditure for development of entire project excluding cost of construction as per (a) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.
		200000.00
		0.00
b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority
		0.00
		0.00
c		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction
		0.00
		0.00
		Subtotal
		33200000.00
		0.00

3	Total Cost of the Real Estate Project	118297540.00	75097540.00
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2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	118297540.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	75097540.00
4	% completion of Construction Work (as per Project Architect's Certificate)	0
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)	0.634819118
6	Amount which can be withdrawn from the Designated Account	75097540.00
	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	0.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	75097540.00

This certificate is being issued for RERA compliance for the Company Shri om sai Builders & Developers and is based on the records and documents produced before me and explanations provided to me by the management of the firm

PLACE: NAGPUR
DATE: 02/12/2020

UDIN: 2 20170917AAAABS2437



A M Dabke & Associates
Chartered Accountant

[Signature]
Partner
M No 170917