



CA Salankar & Associates

Chartered Accountants

Form-3

(See Regulation-3)

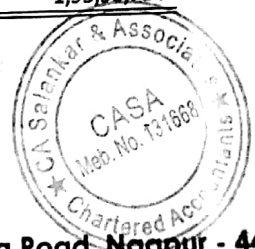
CHARTERED ACCOUNTANT CERTIFICATE

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

Sampanna, Plot no 176 Mauza - Pandrabodi, Ram Nagar, Nagpur.

Cost of Real Estate Project Registration Number

Sr No.	Particulars	Amount Rs.	
		Estimated	Incurred
1. i) Land Cost:			
a)	Value of Land as Ascertained from the Annual Statement of Rates (ASR) and Legal Cost	1,60,00,000	1,60,00,000
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.	23,16,774	23,16,774
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, registration fees etc; and	10,40,010	10,40,010
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-	-
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 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.	-	-
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.	-	-
v)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-	-
Sub Total of LAND COST Rs		1,93,56,784	1,93,56,784
ii) Development Cost / Cost of Construction:			
a (i)	Estimated Cost of Construction as certified by Engineer	3,76,94,700	



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(ii) Actual Cost of construction incurred as per the books of accounts

as verified by the CA (Minimum of (i) or (ii) is to be considered)
a.) (iii) 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, consumables etc. All costs directly incurred to complete the construction of the buildings/ wings of the project registered.

25,00,000

b) Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.

c) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.

45,00,000

4,46,94,700

Sub Total of Development Cost

2	Total Cost of the Real Estate Project Estimated and Actual	6,40,51,484	1,93,56,784
3	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.		30.22
4	Amount which can be withdrawn from the Designated Account		1,93,56,784
5	Less: Amount withdrawn till date of this certificate from the Designated Account		68,70,000
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,24,86,784

This certificate is being issued for RERA compliance for the M/s Sinhraj Builders and Developers Pvt Ltd 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 C A Salanka and Associates
FRN 129772W

Chaitra Salanka
Chaitra Salanka
(MB No 131668)
01.12.2020
UDIN:20131668AAAAGZ9649

