

SHARMA AND BAJAJ

CHARTERED ACCOUNTANTS



316, Shubh Commercial Complex,
West High Court Road,
Dharampeth, Nagpur-10
Mobile: :7385818807
E-mail: Sharmaandbajaj@gmail.com

Partner:

CA. AMIT ANANDILAL SHARMA

Form-3			
(See Regulation-3)			
CHARTERED ACCOUNTANT CERTIFICATE			
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)			
Cost of Real Estate Project Registration			
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	2,84,08,000.00	-
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.	-	-
c)	Acquisition cost or 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; (for 0.83 hectare Portion)	12,63,160.00	12,63,160.00
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.	-	-
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		2,96,71,160.00	12,63,160.00
ii) Development Cost / Cost of Construction:			
a (i)	Estimated Cost of Construction as certified by promoters	1,25,50,000.00	-
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-



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a.) (iii)	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, consumables etc.	11,10,000.00	
b)	Payment of Taxes, cess, fees, charges, premiums, Security Deposits, Land Development Fund, interest etc to any statutory Authority subject to actual Payment*	51,70,000.00	
b.i)	Supervision charges		
b.ii)	Sewage disposal charges		
c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
	Sub Total of Development Cost	1,88,30,000.00	-
2	Total Estimated Cost of the Real Estate Project [1(I + 1(ii)) of Estimated Column	4,85,01,160.00	
3	Total Cost Incurred of the Real Estate Project [1(I + 1(ii)) of Incurred Column		12,63,160.00
4	% completion of Construction Work (as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)	2.60%	
6	Amount which can be withdrawn from the Designated Account	12,63,160.00	
	Total Estimated Cost X Prportion 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	12,63,160.00	12,63,160.00
	This certificate is being issued for RERA compliance for "M/s Mahalaxmi Infracon " having its office at " N-103, Laxmi Vihar Apartments,Beside Hotel Airport Centre Point, Wardha Road, Nagpur-440015" and is based on the records and documents produced before me and explanations provided to me by the management of the concern.		
Date:- 11/01/2021		For M/s Sharma and Bajaj	
Place-Nagpur		Chartered Accountants	
Name- M/s Mahalaxmi Infracon		CA. Amit Sharma	
Khasra No 119/1 & 131/1/A/1		Mem No-182742	

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)			
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	1,88,30,000.00	
2	Balance amount of receivables from sold apartments as per annexure A to this Certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	-	
3 i	Balance unsold area (in Sq. Mtrs.) (to be certified by Management and to be verified by CA from the records and books of accounts)	-	
ii	Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	-	
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	-	
5	Amount to be deposited in Designed Account - 70% or 100%	-	
This certificate is being issued for RERA compliance for "M/s Mahalaxmi Infracon" having its office at "N-103, Laxmi Vihar Apartments, Beside Hotel Airport Centre Point, Wardha Road, Nagpur-440015" and is based on the records and documents produced before me and explanations provided to me by the management of the concern.			
Unique Document Identification Number (UDIN): 21182742AAAAAD4464			
Date:- 11/01/2021		For M/s Sharma and Bajaj	
Place-Nagpur		Chartered Accountants	
			
			
Name- M/s Mahalaxmi Infracon		CA. Amit Sharma	
Khasra No 119/1 & 131/1/A/1		Mem No-182742	

For Sharma and Bajaj
Chartered Accountants
FRN 148823W

CA. Amit A. Sharma
M. No. 182742