KEJRIWAL & ASSOCIATES
Chartered Accountants
BHUBHANESHWAR • BARBIL • NAGPUR

FORM – 3
CHARTERED ACCOUNTANTS CERTIFICATE
MRS ANITA RAVINDRA KEVATKAR
PORJECT NAME:- UTTAM NAGARI

Sr. No.	Particulars	Amt. Estimated (In Rs.)	Amt. Incurred (In Rs.)
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	78,30,000	78,30,000
b.	Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government or any Statutory Authority	24,01,802	NIL
c.	Acquisition of Cost of TDR (if any)	NIL	NIL
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.	NIL	NIL
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		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL	NIL
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified	NIL	NIL

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	by the CA		
	Note: for total cost of construction incurred, Minimum of (i) or (ii) to be considered,	NIL	NIL
	(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 or rent in lieu of Transit accommodation, overhead cost,	NIL	NIL
	(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.	NIL	NIL
Sub – Total of LAND COST		**1,02,31,802.00**	**78,30,000.00**
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION			
a.	(i) Estimated cost of Construction as Certified by Engineer	NIL	NIL
	(ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA	NIL	NIL
	Note: for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered		
	(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,	**1,30,18,950**	**NIL**

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	consumables, etc. All costs directly incurred to complete the construction of the building /wings of the project registered.		
b.	Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority	**2,00,000**	NIL
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	**15,00,000**	NIL
Sub – Total of DEVELOPMENT COST		**1,47,18,950.00**	**NIL**
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		**2,49,50,752.00**	**78,30,000.00**
2.	**Total Estimated Cost of the Real Estate Project (of Estimated Column)**	**2,49,50,752**	
3.	**Total Cost Incurred of the Real Estate Project (of Incurred Column)**	**78,30,000**	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	**N.A.**	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	**31.38%**	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5)	**78,30,000**	
7.	Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement	**NIL**	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	**78,30,000**	

Note

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1. This Certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.
2. Estimated Cost of Construction in 1(ii)(a)(i) is as certified by the engineer.
3. On site expenditure mention in 1(ii)(a)(iii) has been estimated on the basis of average monthly cost.
4. Interest cost of construction has been calculated on lump assumption basis.
5. Land cost has been reckoned on basis of the value of the land as ascertained from the Annual Statement of Rates (ASR) relevant on the date of registration of the real estate project. Accordingly the Land cost for the project on the date of RERA registration i.e. 21.02.2021 has been reckoned to be Rs. 78,30,000/- as per certificate dated 06/02/2021 issued by Advocate Shri Jeevan B. Akarte.

Yours Faithfully

For Kejriwal & Associates

(Partner)
CA Manish Ashok Shukla
Membership No: 138335
Firm No :- 324527E
Chartered Accountant
Place: Nagpur
Dated: 23.02.2021

M/s. KEJRIWAL & ASSOCIATES * CHARTERED ACCOUNTANTS * Firm No 324527 E

UDIN NO :- 21138333SAAAABI1356

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount
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)	1,71,20,752
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)	NIL
3	(i) Balance Unsold Area (to be certified by management and to be verified by CA from the records and books of accounts	6047.45
	(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 by CA) As per Annexure A to this Certificate	3,29,42,252
4	Estimated receivables on ongoing project (sum of 2 + 3 (ii)	3,29,42,252
5	Amount to be deposited in Designated Account 70 % or 100%	NIL
IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account		
IF 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be despoiled in designated Account.		

This certificate is being issued for RERA compliance for the Company [Promoter's Name] 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 Kejriwal & Associates

(Partner)
CA Manish Ashok Shukla
Membership No: 138335
Firm No :- 324527E
Chartered Accountant
Place: Nagpur
Dated: 23.02.2021
UDIN NO :- **21138335AAAABI1756**

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ANNEXURE A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

SOLD INVENTORY

Sr. No.	Plot No.	Carpet Area (in Sq. Mtr.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
			TOTAL	**0**	**0**

UNSOLD INVENTORY VALUATION

Ready Recknor Rate as on the date of Certificate

Of the Plots Rs. 5,450/- per Sq. mtrs.

Sr. No.	Plot No.	Plot Area in Sq. Mtr.	Rate of ASR	Unit Consideration as per Ready Recknor Rate (ASR)

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1	1	281.27	5,450.00	1,532,922
2	1	132.21	5,450.00	720,545
3	1	133.07	5,450.00	725,232
4	1	134.06	5,450.00	730,627
5	1	134.78	5,450.00	734,551
6	1	135.00	5,450.00	735,750
7	1	135.00	5,450.00	735,750
8	1	135.00	5,450.00	735,750
9	1	135.00	5,450.00	735,750
10	1	135.00	5,450.00	735,750
11	1	135.00	5,450.00	735,750
12	1	135.00	5,450.00	735,750
13	1	135.00	5,450.00	735,750
14	1	135.00	5,450.00	735,750
15	1	135.05	5,450.00	736,023
16	1	135.14	5,450.00	736,513
17	1	135.23	5,450.00	737,004
18	1	164.91	5,450.00	898,760
19	1	149.48	5,450.00	814,666
20	1	177.68	5,450.00	968,356
21	1	156.14	5,450.00	850,963
22	1	119.32	5,450.00	650,294
23	1	111.01	5,450.00	605,005
24	1	140.18	5,450.00	763,981
25	1	122.40	5,450.00	667,080
26	1	122.40	5,450.00	667,080
27	1	151.28	5,450.00	824,476
	1	151.28		824,476



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28			5,450.00	
29	1	122.40	5,450.00	667,080
30	1	122.40	5,450.00	667,080
31	1	128.25	5,450.00	698,963
32	1	122.03	5,450.00	665,064
33	1	116.10	5,450.00	632,745
34	1	116.10	5,450.00	632,745
35	1	151.28	5,450.00	824,476
36	1	151.28	5,450.00	824,476
37	1	116.10	5,450.00	632,745
38	1	116.10	5,450.00	632,745
39	1	110.55	5,450.00	602,498
40	1	161.03	5,450.00	877,614
41	1	102.56	5,450.00	558,952
42	1	102.56	5,450.00	558,952
43	1	102.56	5,450.00	558,952
44	1	102.56	5,450.00	558,952
45	1	101.73	5,450.00	554,429
				-
	TOTAL	**6047.48**		**32,958,766**

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