ZOEB ANWAR & CO.
CHARTERED ACCOUNTANTS

ZOEB I. ANWAR
B.Com., F.C.A., D.I.S.A.(ICA)

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

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

Cost of Real Estate Project Registration Number

Sr No.	Particulars	NEW REGISTRATION Amount Rs. Estimated	Incurred
1. i)	**Land Cost:**		
a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	24,458,000.00	13,031,250.00
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.	7439476	7439476
c)	Acquisition cost of TDR (if any)	0	0
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, resgistration fees etc; and	1,252,947.00	1,252,947.00
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0	0
g)	Under Rehabilitation scheme:	0	0
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0	0
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)	0	0
iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost,	-	-
iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.		
	Sub Total of LAND COST Rs	**33,150,423.00**	**21,723,673.00**

Rajkamal Complex, 2nd Floor, Block No. 20, 21, 22 Dhantoli, Nagpur-440 012. Tel.: (O) 2445025, 2445565 (R) 2641588 Mobile : 9823037634, 9373103739
e-mail : zoebsaz@yahoo.co.in

ii) **Development Cost / Cost of Construction:**

a (i)	Estimated Cost of Construction as certified by Engineer	**95,000,000.00**	-
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	-
	Note 1.: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)		
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, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	10,000,000.00	91,321.00
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.	7,500,000.00	-
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;	5,000,000.00	-
	Sub Total of Development Cost	**117,500,000.00**	**91,321.00**
2	**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**	**150,650,423.00**	**21,814,994.00**
3	**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**	**0**	**21,814,994.00**
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 %)		**14.48**
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5)		**21,814,994.00**
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	0	0
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0	**21,814,994.00**

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.

For Zoeb Anwar & Co.
Chartered Accountants
Firm Registration No.116532W

CA Zoeb I.Anwar
(Proprietor)
M.No.101496
ICAI UDIN.21101496AAAACI3599

Place : Nagpur
Date : 17/02/2021

(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)	**128,835,429.00**
2	Balance amount of receivables from sold apartments as per annexure A to this Certificate (as certified by Charted Accountant as verified from the records and books of Accounts)	-
3 i	Balance unsold area (to be cerified by Management and to be verified by CA from the records and books of accounts)	**3539.382 Sq.Meter**
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	**103,951,649.34**
4	Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	**103,951,649.34**
5	Amount to be deposited in Designed Account - 70% or 100%	**100%**
	If 4 is greater than 1, then 70% of the balance receivables of ongoing project wil be deposited in designated account If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	**103,951,649.34**

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.

For Zoeb Anwar & Co.
Chartered Accountants
Firm Registration No.116532W

CA Zoeb I.Anwar
(Proprietor)
M.No.101496
ICAI UDIN.21101496AAAACI3599

Place : Nagpur
Date :17/02/2021

Annexure A

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

Sold Inventory

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
NIL	NIL	NIL	NIL	NIL	NIL

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential premises Rs. 29370 Per sm.

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate
1	101	53.053	1558167
2	102	67.871	1993371
3	103	55.453	1628655
4	104	55.783	1638347
5	105	52.71	1548093
6	106	52.71	1548093
7	107	57.204	1680081
8	108	57.776	1696881
9	109	53.066	1558548
10	201	53.053	1558167
11	202	67.871	1993371
12	203	55.453	1628655
13	204	55.783	1638347
14	205	52.71	1548093
15	206	52.71	1548093
16	207	57.204	1680081
17	208	57.776	1696881
18	209	53.066	1558548
19	301	53.053	1558167
20	302	67.871	1993371
21	303	55.453	1628655
22	304	55.783	1638347
23	305	52.71	1548093
24	306	52.71	1548093
25	307	57.204	1680081

26	308	57.776	1696881
27	309	53.066	1558548
28	401	53.053	1558167
29	402	67.871	1993371
30	403	55.453	1628655
31	404	55.783	1638347
32	405	52.71	1548093
33	406	52.71	1548093
34	407	57.204	1680081
35	408	57.776	1696881
36	409	53.066	1558548
37	501	53.053	1558167
38	502	67.871	1993371
39	503	55.453	1628655
40	504	55.783	1638347
41	505	52.71	1548093
42	506	52.71	1548093
43	507	57.204	1680081
44	508	57.776	1696881
45	509	53.066	1558548
46	601	53.053	1558167
47	602	67.871	1993371
48	603	55.453	1628655
49	604	55.783	1638347
50	605	52.71	1548093
51	606	52.71	1548093
52	607	57.204	1680081
53	608	57.776	1696881
54	609	53.066	1558548
55	701	53.053	1558167
56	702	67.871	1993371
57	703	55.453	1628655
58	704	55.783	1638347
59	705	52.71	1548093
60	706	52.71	1548093
61	707	57.204	1680081
62	708	57.776	1696881
63	709	53.066	1558548
		3539.382	103951649.3