RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

ADD.: PLOT NO. 25, RED CROSS ROAD, SADAR, NAGPUR – 440001

M.: +91-7798899002 / EMAIL: rishilashkare@gmail.com

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE (FOR REGISTRATION OF A PROJECT UNDER MAHA-RERA

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	3,50,00,000/-	3,50,00,000/-
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	NIL	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.	21,30,000/-	21,30,000/-
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 by the CA	NIL	NIL
	Note: for total cost of construction incurred, Minimum of (i) or (ii) to be considered,		

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	(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.	5658000	1414500
Sub – Total of LAND COST			**4,27,88,000/-**	**3,85,44,500/-**
(ii)		**DEVELOPMENT COST / COST OF CONSTRUCTION**		
a.	(i)	Estimated cost of development as Certified by Engineer	1,50,00,000/-	-
	(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA	-	25,00,000/-
	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, consumables, etc. All costs directly incurred to complete the construction of the building /wings of the project registered.	50,00,000/-	15,00,000/-
b.	Payment of Taxes, cess fees, charges,		30,00,000/-	30,00,000

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	premiums, interest etc. to any statutory Authority		
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	NIL	NIL
Sub – Total of DEVELOPMENT COST		**2,30,00,000/-**	**70,00,000/-**
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		**6,57,88,000/-**	**4,55,44,500/-**
2.	**Total Estimated Cost of the Real Estate Project (of Estimated Column)**	**Rs. 6,57,88,000/-**	
3.	**Total Cost Incurred of the Real Estate Project (of Incurred Column)**	**Rs. 4,55,44,500/-**	
4.	**%** Completion of Construction Work (as per Project Architect's Certificate)	-	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	**69.23%**	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5) Less: Amount withdrawn till date of this Certificate as per the Books of Accounts	**Rs. 4,55,44,500/-** **Less: NIL**	
7.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	**Rs. 4,55,44,500/-**	

Note: This Certificate is being issued for RERA compliance for the Company M/s. AR AND S LAND DEVELOPERS and is based on the records and documents produced before me and explanations provided to me by the management of the Company

Yours Faithfully

Signature of the Chartered Accountant
(Membership Number 130169)

Rishi Ravindra Lashkare

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

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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)	Rs. 2,02,43,500/-
2	Balance amount of receivables from sold plots 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	12,385.65Sq. Mtrs
	(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	12,76,96,051.50/-
4	Estimated receivables on ongoing project (sum of 2 + 3 (ii)	12,76,96,051.50/-
5	Amount to be deposited in Designated Account 70 % or 100%	70%
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 M/s. AR AND S LAND DEVELOPERS and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

Signature of Chartered Accountant
(Membership Number: 130169)
Rishi Ravindra Lashkare

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ANNEXURE A

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

SOLD INVENTORY

Plot No.	Net Area (in Sq. Mtr.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
Not Applicable				

UNSOLD INVENTORY VALUATION

Ready Recknor Rate as on the date of Certificate
Of the Residential plots Rs. 10,310/- per Sq. mtrs.

Plot No.	Net Area (in Sq. Mtr.)	No of Plots	Unit Consideration as per Ready Recknor Rate (ASR)
01	366.93	1	3783048.3
02,03,04	441.68	3	4553720.8
05	173.48	1	1788578.8
06	247.28	1	2549456.8
07 to 11	731.25	5	7539187.5
12	368.25	1	3796657.5
13	245.08	1	2526774.8
14 to 21	1128.00	8	11629680
22	143.98	1	1484433.8
23	161.03	1	1660219.3
24 to 31	1200.00	8	12372000
32	232.50	1	2397075
33	216.75	1	2234692.5
34 to 37	402.00	4	4144620
38,38	292.50	2	3015675
40 to 44	585.00	5	6031350
45	142.28	1	1466906.8
46	281.03	1	2897419.3
47 to 51	731.25	5	7539187.5
52	142.28	1	1466906.8
53	157.50	1	1623825

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54,55,56	337.50	3	3479625
57	149.25	1	1538767.5
58	402.05	1	4145135.5
59	404.78	1	4173281.8
60	168.38	1	1735997.8
61 to 68	1200.00	8	12372000
69	153.75	1	1585162.5
70	171.00	1	1763010
71 to 75	750.00	5	7732500
76	258.91	1	2669362.1

