UTSAV JASAPARA & ASSOCIATES
Chartered Accountant

202, Jai Laxmi Apt,CA Road,Telephone Exchange Square,Nagpur MAHARASHTRA 440008
Ph. 7620512852
e-mail : cautsavjasapara@gmail.com

FORM – 3
CHARTERED ACCOUNTANTS CERTIFICATE (ON LETTER HEAD)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

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	Rs. 8,15,00,000.00/-	Rs. 8,15,00,000.00/-
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	Rs. 15,43,08,938.00/-	Rs. 15,43,08,937.00/-
c.	Acquisition of 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.	Rs. 63,31,700.00/-	Rs. 63,31,700.00/-
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities		
f.	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		

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	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) 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 or rent in lieu of Transit accommodation, overhead cost,		
	(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. 24,21,40,637.00/-**	**Rs. 24,21,40,637.00/-**
(ii)	**DEVELOPMENT COST / COST OF CONSTRUCTION**		
a.	(i) Estimated cost of Construction as Certified by Engineer	Rs. 25,00,00,000.00/-	Rs. 25,00,00,000.00/-
	(ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA	**Rs. 11,58,18,564.49/-**	**Rs. 11,58,18,564.49/-**
	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		

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	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.		
b.	Payment of Taxes, cess fees, charges, 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		
Sub – Total of DEVELOPMENT COST		**Rs. 11,58,18,564.49/-**	**Rs. 11,58,18,564.49/-**
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)			
2.	**Total Estimated Cost of the Real Estate Project (of Estimated Column)**	**Rs. 49,21,40,637.00/-**	
3.	**Total Cost Incurred of the Real Estate Project (of Incurred Column)**	**Rs. 35,79,59,201.49/-**	
4.	**%** Completion of Construction Work (as per Project Architect's Certificate)	**42.85%**	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	**72.73%**	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of	**Rs. 35,79,59,201.49/-**	

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	Cost incurred (2 * 5)	
7.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	**Rs. 35,79,59,201.49/-**

Note: This Certificate is being issued for RERA compliance for the Company [M/s Latesh Ramniklal Vora & Others] 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, Utsav Jasapara & Associates
(Chartered Accountant)
FRN : 148749W



CA Utsav Jasapara
(Proprietor)
Mem No.: 179421
UDIN: 22179421ABIUAS1404