



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 rehab building incurred as per the books of accounts as		

202, Jailaxmi Apartment, Telephone Exchange Square, CA Road, Nagpur: 440008



**UTSAV JASAPARA &
ASSOCIATES**

Chartered Accountant



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

	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. 13,45,22,000/-	Rs. 13,45,22,000/-
	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		

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	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. 13,45,22,000/-	Rs. 13,45,22,000/-
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. 37,66,62,637/-	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	53.80%	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	76.53%	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5)	Rs. 37,66,62,637/-	
7.	Net Amount which can be withdrawn	Rs. 37,66,62,637/-	





	from the Designated Bank Account under this Certificate	
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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



Utsav Jasapara

CA Utsav Jasapara
(Proprietor)
Mem No.: 179421

UDIN: 22179421AKRAJR1298

Date: 30/05/2022

Place: Nagpur

**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
1	201	190.46	14,500,000.00	10,370,000.00	4,130,000.00
2	202	191.54	13,950,000.00	9,834,000.00	4,116,000.00
3	203	189.67	13,450,000.00	4,790,000.00	8,660,000.00
4	205	126.23	8,870,000.00	6,254,110.00	2,615,890.00
5	301	190.27	14,200,000.00	8,400,000.00	5,800,000.00
6	302	191.90	14,800,000.00	9,070,300.00	5,729,700.00
7	303	189.25	14,000,000.00	2,525,000.00	11,475,000.00
8	304	128.80	9,000,000.00	1,040,000.00	7,960,000.00
9	305	125.77	9,000,000.00	5,486,000.00	3,514,000.00
10	401	190.46	14,000,000.00	1,818,000.00	12,182,000.00
11	402	191.54	13,947,120.00	525,000.00	13,422,120.00
12	405	126.23	8,870,000.00	6,890,110.00	1,979,890.00
13	502	191.90	14,481,720.00	5,353,000.00	9,128,720.00
14	505	125.77	9,500,000.00	6,115,000.00	3,385,000.00
15	601	190.46	14,200,000.00	3,150,000.00	11,050,000.00
16	602	191.54	13,945,000.00	6,110,000.00	7,835,000.00
17	701	190.27	14,500,000.00	6,125,140.00	8,374,860.00
18	702	191.90	14,200,000.00	4,770,000.00	9,430,000.00
19	803	189.67	14,200,000.00	7,874,760.00	6,325,240.00
20	902	191.90	14,500,000.00	2,537,000.00	11,963,000.00
21	903	189.25	14,700,000.00	8,326,000.00	6,374,000.00
22	1002	191.54	14,000,000.00	8,120,000.00	5,880,000.00
23	1005	126.23	8,875,000.00	2,701,000.00	6,174,000.00
24	1102	191.90	14,000,000.00	3,150,000.00	10,850,000.00
TOTAL			309,688,840.00	131,334,420.00	178,354,420.00



UNSOLD INVENTORY VALUATION
of the Residential / Commercial Premises

Rs. _____ ***** _ Per sq.m.

Sr. No.	Flat No.	Carpet Area (in sq.mts)	Ready Reckoner Rate	Unit Consideration as per Ready Reckoner Rate (ASR)
1	101	191.8	55500	10,644,900.00
2	102	130.43	55500	7,238,865.00
3	103	125.65	55500	6,973,575.00
4	204	128.71	55500	7,143,405.00
5	403	189.67	55500	10,526,685.00
6	404	128.71	55500	7,143,405.00
7	501	190.27	58275	11,087,984.25
8	503	189.25	58275	11,028,543.75
9	504	128.8	58275	7,505,820.00
10	603	189.67	58275	11,053,019.25
11	604	128.71	58275	7,500,575.25
12	605	126.23	58275	7,356,053.25
13	703	189.25	58275	11,028,543.75
14	704	128.8	58275	7,505,820.00
15	705	125.77	58275	7,329,246.75
16	801	190.46	58275	11,099,056.50
17	802	191.54	58275	11,161,993.50
18	804	128.71	58275	7,500,575.25
19	805	126.23	58275	7,356,053.25
20	901	190.27	58275	11,087,984.25
21	904	128.8	58275	7,505,820.00
22	905	125.77	58275	7,329,246.75
23	1001	190.46	58275	11,099,056.50
24	1003	189.67	58275	11,053,019.25
25	1004	128.71	58275	7,500,575.25
26	1101	190.27	61050	11,615,983.50
27	1103	189.25	61050	11,553,712.50
28	1104	128.8	61050	7,863,240.00
29	1105	125.77	61050	7,678,258.50
30	1201	190.46	61050	11,627,583.00
31	1202	191.54	61050	11,693,517.00
32	1203	189.67	61050	11,579,353.50
33	1204	128.71	61050	7,857,745.50
34	1205	126.23	61050	7,706,341.50
TOTAL				312,935,556.75

