

CA JYOTI K LALWANI

B.com, FCA, DISA (ICAI)

J K LALWANI & ASSOCIATES

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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

28.02.2021

NAME OF PROJECT: SHIVRAI LAVENDER

Cost of Real Estate Project Registration Number

Sr No.	Particulars	Amount Rs.	
		Estimated	Incurred
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	7010000	7010000
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.	2,483,776.00	2,483,776.00
c)	Acquisition 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; and	246,460.00	246,460.00
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	Nil	Nil
g)	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) is 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, 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 Rs	9740236	9740236
ii) Development Cost / Cost of Construction:			
a (i)	Estimated Cost of Construction as certified by Engineer	20,280,000.00	-
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	0
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
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, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	-	-
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	Nil	Nil
c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-
	Sub Total of Development Cost	20280000	0
2	Total Estimated Cost of the Real Estate Project [1(i) + 2(ii)] of Estimated Column	30020236	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		9740236

4	% completion of Construction Work (as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)		0%
6	Amount which can be withdrawn from the Designated Account		32.45%
	Total Estimated Cost X Proportion of cost incurred		9740236
	(Sr. number 2 X Sr. number 5)	0	
	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement		
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		0
	This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents		

Yours Faithfully
For J K Lalwani & Associates
Chartered Accountants



Jalwani
Jyoti Kanhayalal Lalwani
Proprietor
M.No. 158373
UDIN : 21158373AAAADG9898

(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)	20280000	
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)		0
3 i	Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	750.43	
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	22903125.00	
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	22903125.00	
5	Amount to be deposited in Designated Account - 70% or 100%	16032188	
	If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated account	0	0
	If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	0	
	This Certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents		

Yours Faithfully
For J K Lalwani & Associates
Chartered Accountants



Jalwani
Jyoti Kanhayalal Lalwani
Proprietor
M.No. 158373
UDIN : 21158373AAAADG9898

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
Total					

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of certificate of the
Residential premises Rs .30520 per sm.

Sr. No	Flat No.	Carpet Area (in sq.mts)	Unit consideration as
1	101	74.878	2285277.00
2	102	75.208	2295348.00
3	201	74.878	2285277.00
4	202	75.208	2295348.00
5	301	74.878	2285277.00
6	302	75.208	2295348.00
7	401	74.878	2285277.00
8	402	75.208	2295348.00
9	501	74.878	2285277.00
10	502	75.208	2295348.00
11			0.00
12			0.00
13			0.00
14			0.00
15			0.00
TOTAL		750.43	22903125.00