

FORM - 3

CHARTERED ACCOUNTANT'S CERTIFICATE

FOR REGISTRATION OF A PROJECT

Sr. No		Particular	Amount (In Rs.) Estimated	Amount (In Rs.) Incurred
1	i	<u>Land Cost:</u>		
	a.	Acquisition Cost of Land or Development Rights, leasePremium, lease rent, interest cost incurred or payable onLand Cost and legal cost	2,50,00,000	1,00,00,000
	b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any otherincentive under DCR from Local Authority or StateGovernment or any Statutory Authority	-	-
	c.	Acquisition cost of TDR (if any)	-	-
	d.	Amounts payable to State Government or competentauthority or any other statutory authority of the State orCentral Government, towards stamp duty, transfer charges, registration fees etc; and	7,80,000	7,80,000
	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 verified by the CA	-	-
		Note : (For total cost of construction incurred , Minimum of (i) and (ii) is to be considered	-	-

	iii)	Cost towards clearance of all or encumbrances including cost for providing temporary 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	2,57,80,000	1,07,80,000
	ii)	Development Cost/ Cost of Construction :		
	a)	(i) Estimated Cost of Construction as certified by Engineer	88,00,000	NIL
		ii) Actual Cost of Construction incurred as per book of Accounts as verified by the CA Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered.)		
		iii) a] 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 , consumable etc. All costs directly incurred to complete the construction of the building / wings of the project registered.	9,00,000	NIL
		iii) b] Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.	7,50,000	NIL
		iii) c] Principal sum and interest payable to financial institutions , scheduled banks , non – banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction .	NIL	NIL
		Sub – Total of Development Cost	1,04,50,000	NIL
2.		Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column	3,62,30,000	

3.		Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column	1,07,80,000
4.		% completion of Construction Work (as per Project Architect's Certificate)	0.00%
5.		Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3/ Sr.2 %)	29.75%
6.		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1,07,80,000
		Less: Amount withdrawn till date of this certificate as Per the Books of Accounts and Bank Statement	NIL
7.		Net Amount which can be withdrawn from the Designated Bank-Account under this certificate.	1,07,80,000

This certificate is being issued for RERA compliance for **THE SQUAREFEET COMPANY** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully



CA SAKSHI KALSI

DATE : 06-03-2021

UDIN : 21191323AAAAAB6354

(Membership Number 191323)

(FRN : 154236W)