To,
Jaideo Chauhan (Prop: Purnima Construction)
F-2, 1st floor, K C Appt, Manji Dana Colony,
Gitti Khadan, Katol Road, Nagpur-13

FORM 3

CHARTERED ACCOUNTANTS CERTIFICATE (On Letter Head)

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWL OF MONEY)
Cost of Real Estate Project MAHA RERA Registration Number _____

Project Name

Sr. No		Particulars	Amount (in Rs.) Estimated (Column - A)	Amount (in Rs.) Incurred & Paid (Column - B)
I				
	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	8,120,000	8,120,000
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	2,965,031	2,965,031
	c	Acquisition 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.	273,980	273,980
	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 **(in Column-A)**	-	
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **(in Column-B)** **Note: (for total cost of construction incurred, Minimum of (i) or (ii) is 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, 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	**11,359,011**	**11,359,011**
	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column - A)**	21,605,231	
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA **(Column - B)** **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 (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	1,500,000	-
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	680,000	-
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for	-	-
		Sub-Total of Development Cost	**23,785,231**	-

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2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A	**35,144,242**
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	**11,359,011**
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	**32.32%**
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	**11,359,011**
7	**Less:**	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	-
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**11,359,011**

This certificate is being issued for RERA compliance for the Company **(M/s Purnima Constructions, Prop. Shri Jaideo Chauhan for Nikunj Regency II)** 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 Chartered Accountant
For Duhlani & Co.



CA Kamal Duhlani
(Membership Number: 110904)
Proprietor
UDIN: 21110904AAAACZ8815

Date: 04/05/2021
Place: Nagpur

PURNIMA CONSTRUCTION

+91 9822299113, +91 7972400144
purnimaconstructions1@gmail.com
F2, K.C. Apartments, Manji Dana Colony, Gitti Khadan, Katol Road, Nagpur - 13.

DISCLOSURE OF SOLD/BOOKED INVENTORY (BUILDING WISE)

Name of the Project :- "NIKUNJ REGENCY II"

MahaRERA Registration No.

Information of Sold/Booked inventory(Building Wise):- One Building

Information as on date :- 22/05/2021

Building Name/ No. :- NIKUNJ REGENCY II

Sr. No.	Floor/Wing	Number of Flat/Shop/Plot/Row House, etc	Carpet Area (in sq.mts.)	Sold/Booked/ Unsold	Registration date of Subregistrar
a	b	c	d	e	f
1	First Floor	101	65.677	Unsold	NA
2	First Floor	102	74.627	Unsold	NA
3	Second Floor	201	65.677	Unsold	NA
4	Second Floor	202	74.627	Unsold	NA
5	Third Floor	301	65.677	Unsold	NA
6	Third Floor	302	74.627	Unsold	NA
7	Fourth Floor	401	65.677	Unsold	NA
8	Fourth Floor	402	74.627	Unsold	NA
9	Fifth Floor	501	65.677	Unsold	NA
10	Fifth Floor	502	74.627	Unsold	NA
11	Sixth Floor	601	65.677	Unsold	NA
12	Sixth Floor	602	74.627	Unsold	NA

Note :- The Information shall be tailled and confirmed with the information submitted in Annexure ' A ' of Form 3 issued by Chartered Accountant.

for PURNIMA CONSTRUCTIONS

Proprietor

Sd/-

Purnima Construction

Proprietor Jaideo Prabhulal Chauhan

Dated :- 22-05-2021

Place :- Nagpur

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
1	2	3	4	5	6

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificte of the Residential premises Rs. 30520/- per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit consideration as per Ready Reckoner Rate (ASR)
1	2	3	4
First Floor			
1	101	65.677	2004462.00
2	102	74.627	2277616.00
Second Floor			
3	201	65.677	2004462.00
4	202	74.627	2277616.00
Third Floor			
5	301	65.677	2004462.00
6	302	74.627	2277616.00
Fourth Floor			
7	401	65.677	2004462.00
8	402	74.627	2277616.00
Fifth Floor			
9	501	65.677	2004462.00
10	502	74.627	2277616.00
Sixth Floor			
11	601	65.677	2004462.00
12	602	74.627	2277616.00
TOTAL		841.824	25692468.00