



FORM – 3
CHARTERED ACCOUNTANTS CERTIFICATE
PEAK REALTY
PROJECT NAME:- SYMBIOSIS CITY - 1

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	1,57,95,000	1,57,95,000
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	18,00,000	NIL
c.	Acquisition of 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.	6,30,000	6,30,000
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL	NIL
f.	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	NIL	NIL

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B.O. – Plot No. 80, Natraj Society, Besides Shabri Mata Mandir, Gorewada, Nagpur 440013, Ph. 9637234171

B.O. – Gupta Garments, Main Road, Barbil, Dist – Keonjhar, Odisha – 758035. Ph. 7304803592.

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	by the CA		
	Note: for total cost of construction incurred, Minimum of (i) or (ii) 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 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		1,82,25,000	1,64,25,000
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION			
a.	(i) Estimated cost of Construction as Certified by Engineer	NIL	NIL
	(ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA	NIL	NIL
	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 overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs,	1,12,84,000	NIL

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	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	0	0
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	0	0
Sub – Total of DEVELOPMENT COST		1,12,84,000	0
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		2,95,09,000	1,64,25,000
2.	Total Estimated Cost of the Real Estate Project (of Estimated Column)	2,95,09,000	
3.	Total Cost Incurred of the Real Estate Project (of Incurred Column)	1,64,25,000	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	N.A.	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	55.66%	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5)	1,64,25,000	
7.	Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement	NIL	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	1,64,25,000	

Note:

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1. This Certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.
2. Land Acquisition cost calculated as per current ASR rate as per details provide by management.
3. Estimated Cost of Construction in 1(ii)(a)(i) is as certified by the engineer.
4. On site expenditure mention in 1(ii)(a)(iii) has been estimated on the basis of average monthly cost.

This certificate is being issued for RERA compliance for the "PEAK REALTY" (Project Name : Symbiosis City -1) 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 Kejriwal & Associates



(Partner)

CA Manish Ashok Shukla

Membership No: 138335

FRN No :- 324527E

Chartered Accountant

Place: Nagpur

Dated: 26.04.2021

UDIN :- 21138335AAAABO9289

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