



MOHNANI NARWARE & CO.

CHARTERED ACCOUNTANTS

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FORM – 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Cost of Real Estate Project MahaRERA Registration No. : **For Registration under the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 – KUKREJA BUSINESS PARK**

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, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	7,24,62,688	7,23,71,411
	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	1,35,00,000	59,51,238
	c.	Acquisition cost of TDR (if any)	0	0
	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	36,49,600	36,49,600
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
	f.	Under Rehabilitation scheme:	NA	NA
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	NA	NA
	ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA



	iii)	Cost towards clearance of all or any encumbrances including cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	NA	NA
	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.	NA	NA
		Sub – Total of LAND COST	8,96,12,288	8,19,72,249
	ii)	<u>Development Cost/ Cost of Construction :</u>		
	a)	(i) Estimated Cost of Construction as certified by Engineer	25,81,96,312	
		ii) Actual Cost of Construction incurred as per book of Accounts as verified by the CA		0
		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 are directly incurred to complete the construction of the building / wings of the project registered.	1,25,00,000	0
		iii) b] Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.	NA	NA
		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 .	2,20,00,000	0



			Sub – Total of Development Cost	29,26,96,312	0
2.			Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column	38,23,08,600	
3.			Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column	8,19,72,249	
4.			% completion of Construction Work (as per Project Architect's Certificate)	0 %	
5.			Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3/ Sr.2 %)	21.44 %	
6.			Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	8,19,72,249	
			Less: Amount withdrawn till date of this certificate as Per the Books of Accounts and Bank Statement	0	
7.			Net Amount which can be withdrawn from the Designated Bank-Account under this certificate	8,19,72,249	

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

UDIN : 21181357AAAACG5880

For MOHNANI NARWARE & CO.

Ayush
CA AYUSH NARWARE

PARTNER

Place : Nagpur

Date : 16/04/2021

