SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

85-A, Sadiquabad,
Mankapur,
Nagpur - 440029
Phone - 2581424

FORM-3 (UT)

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number_____ REGISTRATION OF PROJECT **SUNSHINE HOMES**

Sr. No.		Particulars		Amount (Rs.) Estimated.	Amount (Rs.) 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	8494204.00	8494204.00
		b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from LocalAuthority or UT Administration or any Statutory AuthoriW	0.00	0.00
		c.	Acquisition cost of TDR (if any)	0.00	0.00
		d.	Amounts payable to UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp du$2, transfer charges, registration fees etc; and	0.00	0.00
		f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
		g.	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) 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.	0.00	0.00

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Sr. No.		Particulars		Amount (Rs.)	
			Sub-Total of LAND COST	8,494,204	8,494,204
	ii	Development Cost/ Cost of Construction :			
		a.	i) Estimated Cost of Construction as certified by Engineer (ii)Actual Cost of construction incurred as per the books 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)	18,000,000	1,067,586
			(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.	1,320,000	104,850
		b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	-	-
		c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-
			Sub-Total of Development Cost	19,320,000	1,172,436
2	**Total Estimated Cost of the Real Estate Project**				27,814,204
3	**Total Cost Incurred of the Real Estate Project (i) + (ii) of Incurred Column**				9,666,640
4	**Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost. (3/2 %)**				35%
	6	**Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**			9666640
	7	**Less: Amount withdrawn till date of this certificate since the inception of the project (This shall include 70% of the amounts already realised till date and not provided in the Separate bank Account)**			0.00
	8	**Net Amount which can be withdrawn from the Bank Account under this certificate 6-7**			9666640
	(If this figure is negative, then the respective amount needs to be deposited within a period of three months of application of registration)				

SAJJAD RASUL & CO. NAGPUR CHARTERED ACCOUNTANTS

This certificate is being issued for MahaRERA compliance for the Organisation Kaveri Infrastructures and is based on the records and documents produced before me and explanations provided to me by the management of the Company as on 31-05-2021.

Yours Faithfully

Signature of Chartered Accountant
(Membership Number: 108933)

Name : SAJJAD RASUL & CO.
UDIN: 21108933AAAAKN9251
Date : 23-06-2021

This certificate is being issued for MahaRERA compliance for the Partnership Firm Kaveri Infrastructures and is based on the records and documents produced before me and explanations provided to me by the management of the Company as on 31-05-2021.

Yours Faithfully

Signature of Chartered Accountant

(Membership Number : 108933)
Name : SAJJAD RASUL
UDIN: 21108933AAAAKN9251
Date : 23-06-2021

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 Amount
NA					

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate

of the Residential /commercial Premises Rs.23870 per sq.m

Sr. No.	Flat No.	Carpet Area (In Sq. Mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
1	101	61.414	1465952
2	201	61.414	1465952
3	301	61.414	1465952
4	102	62.414	1489822
5	202	62.414	1489822
6	302	62.414	1489822
7	103	65.207	1556491
8	203	65.207	1556491
9	303	65.207	1556491
10	402	62.414	1489822
11	403	65.207	1556491

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