# CHETAN BHANDIRGE & CO.
## CHARTERED ACCOUNTANTS

Address: 1. Ganar Building, Near Mayur Mangal Karyalaya, Ganesh Nagar, Azamshah Layout, Nagpur – 09
2. Plot no. 396, C/o Laxman Zilpe, Near Corporation Office, Hanuman Nagar Nagpur – 09.
Tel. No- 0712-02704000 Firm Regi. No- 138169W


FORM - 3 (See Regulation-3)

**CHARTERED ACCOUNTANT CERIFICATE**

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY )

Cost of Real Estate Project Registration Number

| Sr.No. (1) | Particulars (2) | Amount(Rs.) | |
|---|---|---|---|
| | | Estimated | Incurred |
| 1 | (i) Land Cost :- | | |
| | (a) Value of the land as ascertained from the Annual Statement of Rates (ASR) | 17,800,000.00 | - |
| | (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/UT Administration or any Statutory Authority. | - | - |
| | (c) Acquisition cost of TRD (if any ). | - | - |
| | (d) Amount payable to state Government/UT Administration or complete authority or any other statutory authority of the state or central Government, towords stamp duty, trasnfer charges , registration fees etc; and | | |
| | (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 book of accounts as verrified 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, amounts payable to slum dwellers, tenants, apartment, owners or appropriate authority or government or concessionaire which are not refrundable and so on. | - | - |
| | (IV) Cost of ASR linked premiun,fees charges, and security deposits or maintances deposit,or any amount whatsoever payable to any authorities towards and in project of rehabilitation. | - | - |
| | (v) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component. | - | - |
| | sub:- Total of land cost: | 17,800,000.00 | - |
| | | | |

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NAGESHWAR TIDKE
(PARTNER)
Mem No. 160020
F. R. N. 138169 W

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| | | Estimated | Incurred |
|---|---|---|---|
| | (i) Development cost / Cost of Constrction : | | |
| | (A)Estimated cost of Construction as certified by Engineer. | 19,879,203.00 | 2,345,890.00 |
| | (B) Actual cost of construction incrred as per the books of accounts as verifired by the CA.(Minimum of (I) and (II) has to be considered) | - | - |
| | (C) Expenditure for development of entire project excluding cost of mConstruction as per (I)or (II) above,i.e salaries , consultants fees,site overheads ,development works,cost of services (including water, Electricity, Sewerage , drainage, latout roads etc) Cost of machineries and equipment including its hire and maintenance costs,Consumables etc. All costs incurred to complete the constuction of the entires phase of the project registered. | - | - |
| | (D) Payment of taxes ,cess,fees,charges,premiums,interest etc.to any statutory Authority. | - | - |
| | (E) Interest payable to financial institutions, scheduled banks, non-banking fanancial institutions (NBFC) or money lenders on construction funding or money borrowed for construction. | - | - |
| | sub:- Total of Development Cost : | 19,879,203.00 | 2,345,890.00 |
| 2 | Total costs of the project (Estimated and Actual ) | 37,679,203.00 | 2,345,890.00 |
| 3 | Proportion of the cost incurred on land cost and Construction cost to the total Estimated cost. | 6.23% | - |
| 4 | Amount which can be withdrawn from the Designated account. | 2,345,890.00 | - |
| 5 | Less:Amount withdrawn till date of this certificate from the Designated Account | - | - |
| 6 | Net Amount which can be withdrawn from the Designated Bank Account under this certificate. | 2,345,890.00 | - |

This certificate is being issued for RERA complience for the company **Mr.Ghanshyam Daga** Partner of **M/s. Shree Krishna Builder & Developers** and is based on the records and documents produced before me and explanations provided to me by the management of the company.

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**ADDITIONAL INFORMATION FOR ONGOING PROJECTS**

| | | | |
|---|---|---|---|
| 1 | Estimated balance costto complete the real Estate Project (Difference of Total Estimsted Project Cost less cost Incurred) | 17,533,313.00 | - |
| 2 | Balance Amount of receivables from sold apartments as per Annexure A to this certificate ( as certified by chartered Accountant as verified from the records and books of Accounts) | - | - |
| 3 | (I) Balance unsold area(to be certified by Management and to be verified by CA from the records and books of accounts), (II) Estimated amounts of sales proceeds in respect of unsold apartments ( Calculated as per ASSR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per annexure A to this certificate. | 412.00 | - |
| 4 | Estimated receivables of ongoing project.Sum of 2 + 3(II) | 44,500,000.00 | - |
| 5 | Amount to be deposited in Designated Account - 70 % or 100 % | - | - |
| | If is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account | 31,150,000.00 | - |
| | If is lesser than 1,then 100 % of the balance receivables of ongoing protect will be deposited in designated Accounts | - | - |

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## 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 | | | | - | - |
| TOTAL | | - | - | | |

**(Unsold Inventory Valuation)**

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs.45970 /- Per sm.

| Sr No | Flat No | Carpet Area (in Sq. Mt) | Unit Consideration as per Read Reckoner Rate (ASR) |
|---|---|---|---|
| 1 | 101 | 41.20 | 4,450,000.00 |
| 2 | 102 | 41.20 | 4,450,000.00 |
| 3 | 201 | 41.20 | 4,450,000.00 |
| 4 | 202 | 41.20 | 4,450,000.00 |
| 5 | 301 | 41.20 | 4,450,000.00 |
| 6 | 302 | 41.20 | 4,450,000.00 |
| 7 | 401 | 41.20 | 4,450,000.00 |
| 8 | 402 | 41.20 | 4,450,000.00 |
| 9 | 501 | 41.20 | 4,450,000.00 |
| 10 | 502 | 41.20 | 4,450,000.00 |
| | | | |
| TOTAL | | 412.00 | 44,500,000.00 |

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