

VP-2

|  |                  |                                                                                                                                                                                                                             |              |              |
|--|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|
|  |                  | 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                                                                                                                                                                             | Applied      |              |
|  |                  |                                                                                                                                                                                                                             |              |              |
|  |                  |                                                                                                                                                                                                                             | Amount Rs.   |              |
|  | Sr No.           | Particulars                                                                                                                                                                                                                 | Estimated    | Incurred     |
|  | 1. i) Land Cost: |                                                                                                                                                                                                                             |              |              |
|  | a)               | Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost                                                                                       | 30,50,000.00 | 30,50,000.00 |
|  | b)               | Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.                                          | 41,56,292.00 | -            |
|  | 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, resgistration fees etc; and                           | 1,67,700.00  | 1,67,700.00  |
|  | f)               | Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities                                                                                                             | -            | -            |
|  | 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 accomodation or rent in lien of Transit accomodation, overhead cost, | -            | -            |
|  | iv)              | Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.                                        | -            | -            |
|  |                  | Sub Total of LAND COST Rs                                                                                                                                                                                                   | 73,73,992.00 | 32,17,700.00 |

**OFFICES AT:**

Plot 6A, Shyam Kuti,  
Near Geeta Mandir,  
Hirwi Nagar, Nagpur-440008