



FORM-3

Regulation 3]

Cost of Real Estate Project MahaRERA Registration Number :-

Sr.No -1	Particulars -2	Amount (Rs.) Estimated Incurred -3
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.	7,000,000 7,000,000
	b. Amount of premium payable to obtain devilmnt right s, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority.	
	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, registration fees etc; and	310000 310000
	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 of 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 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 link premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of	
	Sub-Total of LAND COST	7,310,000 7,310,000



FOR DURGESH PAL & CO.
CHARTERED ACCOUNTANTS
Firm Reg.No.0231386

DURGESH PAL
Partner
M.No.174566

-1	-2		-3
	ii	Development Cost/Cost of Construction:	
		a. (i) Estimated Cost of Construction as certified by Engineer.	31,500,000.00
		(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).	
		(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 maintenances costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	160400
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	1309151
		c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction	0
		Sub-Total of Development Cost	1,469,551
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column.		38,810,000.00
3	Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column.		8,779,551
4	% completion of construction work (as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total		22.62%
6	Amount which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (sr. number 2 * Sr. number 5)		8779551
7	Less: Amount withdrawn till date of this certificate as per the Books of Account and		0
8	Net Amount which can be withdrawn from the Designated Bank Account under this		8779551

This certificate is being issued for RERA Compliance for the Company **UNIVERSAL SALES**



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	31,500,000.00
	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)	0.00
	(i) Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1148.24 sq.mt.
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	20,951,660.60
	Estimated receivables of ongoing project. Sum of 2+3(ii)	20,951,660.60
	Amount to be deposited in Designated account -70% or 100% If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated account If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	20,951,660.60

This certificate is being issued for RERA Compliance for the Company **UNIVERSAL SALES CORPORATION, Kh.No.77/1, Mouza - Surabardi P.H. No.5 A, Tahsil - Nagpur Gramin, District - Nagpur (PROJECT SHIV HEIGHTS)** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



Annexure A

Statement for calcuation 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 Allotmment	Received Amount	Balance Receivable
1	Nil				
TOTAL		-	-	-	-

(Unsold Inventory Valuation)
Ready Recknor Rate as on date of Certificate
of the Commercial Premises Rs.27,500/- per sm.

SHOPS

Sr.No	Shop No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	Shop No.1	7.584	208,560.00
2	Shop No.2	8.196	225,390.00
3	Shop No.3	11.682	321,255.00
TOTAL		27.46	755,205.00

Ready Recknor Rate as on date of Certificate
of the Residential Premises Rs.18,020/- per sm.

FIRST FLOOR

Sr.No	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
4	101	56.039	1,009,822.78
5	102	56.039	1,009,822.78
6	103	56.039	1,009,822.78
7	104	56.039	1,009,822.78
TOTAL		224.16	4,039,291.12

SECOND FLOOR

8	201	56.039	1,009,822.78
9	202	56.039	1,009,822.78
10	203	56.039	1,009,822.78
11	204	56.039	1,009,822.78
TOTAL		224.16	4,039,291.12

THIRD FLOOR

12	301	56.039	1,009,822.78
13	302	56.039	1,009,822.78
14	303	56.039	1,009,822.78
15	304	56.039	1,009,822.78
TOTAL		224.16	4,039,291.12

FOURTH FLOOR

16	401	56.039	1,009,822.78
17	402	56.039	1,009,822.78
18	403	56.039	1,009,822.78
19	404	56.039	1,009,822.78
TOTAL		224.16	4,039,291.12

FIFTH FLOOR

20	501	56.039	1,009,822.78
21	502	56.039	1,009,822.78
22	503	56.039	1,009,822.78
23	504	56.039	1,009,822.78
TOTAL		224.16	4,039,291.12
TOTAL BUILDING - (G+F+S+T+F+F)		1,148.24	20,951,660.60

