To,
M/S VISHWAS CHOUKSEY
LASHKARIBAGH, NAGPUR
MAHARASHTRA

FORM 3

CHARTERED ACCOUNTANTS CERTIFICATE

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

Cost of Real Estate Project _____ **Registration Number** _____

Project Name **UJRA HEIGHTS**

Sr. No		Particulars	Amount (in Rs.) Estimated (Column - A)	Amount (in Rs.) Incurred & Paid (Column - B)
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	2,85,00,000	2,85,00,000
	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	-	-
	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.	21,67,500	21,67,500
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public	-	-
	f	**Under Rehabilitation Scheme:**	-	-
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer **(in Column-A)**	-	-
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **(in Column-B)** **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.	-	-
		Sub-Total of Land Cost	**3,06,67,500**	**3,06,67,500**
	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column - A)**	16,00,00,000	-
	0	Actual Cost of Construction incurred as per the books of accounts as verified by the CA **(Column - B)** **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	-	60,00,000
	a (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.	-	-
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	1,78,42,947	1,78,42,947
	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	**17,78,42,947**	**2,38,42,947**



	2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A	**20,85,10,447**
	3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	**5,45,10,447**
	4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	
	5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	**26.14%**
	6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	**5,45,10,447**
	7	**Less:**	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	-
	8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**5,45,10,447**

This certificate is being issued for RERA compliance for CHOUKSEY INFRAVENTURES for the project Named as UJRA HEIGHTS and is based on the records and documents produced before me and explanations provided to

Yours Faithfully,
FOR GSLGT & COMPANY
CHARTERED ACCOUNTANTS

NITYAPRAKASH LANJEWAR
M.No. 128792
PARTNER
UDIN NO: 21128792AAAAIN8001

GSLGT & COMPANY * CHARTERED ACCOUNTANTS * FRN: 130895W

Date: 02-08-2021
Place: Nagpur