



W. S. KORKE & CO.
CHARTERED ACCOUNTANTS

Form-3 (See Regulation-3) CHARTERED ACCOUNTANTS CERTIFICATE UDIN:21122517AAAACH6614 (FOR REGISTRATION OF A PROJECT) Name of Developer: M/s Maharshee Builders "Maharshee Square" Plot No 1,K.h. 37/2 P.S.K 38, Mouza-BESA, Nagpur			
Sr No.	Particulars	Amount Rs.	
		Estimated	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	9,26,00,000.00	3,73,50,000.00
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.	41,06,378.00	41,06,378.00
c)	Acquisition cost of TDR (if any)	19,54,068.00	19,54,068.00
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	28,05,000.00	28,05,000.00
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		10,14,65,446.00	4,62,15,446.00



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)	7,50,00,000.00	
a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	55,00,000.00	
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.		
c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	75,00,000.00	-
Sub Total of Development Cost		8,80,00,000.00	-
2	Total Estimated Cost of the Real Estate Project [1(I + 2(ii)) of Estimated Column	18,94,65,446.00	-
3	Total Cost Incurred of the Real Estate Project [1(I + 1(ii)) of Incurred Column	4,62,15,446.00	-
4	% completion of Construction Work (as per Project Architect's Certificate)	0%	-
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)	24.39%	-
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5) Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	- - - -	- 4,62,15,446.00 - -
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	-	4,62,15,446.00

This certificate is being issued for RERA compliance for M/s Maharshee Builders and is based on the records and documents produced before me and explanations provided to me as on 30th June 2021 by the management of M/s Maharshee Builders .



For W.S.KORKE & CO
CHARTERED ACCOUNTANTS

(CA ATUL DEO)
M. No.122517
Partner

Place : Nagpur
Date : 12/07/2021