Rakesh Thakre

CHARTERED ACCOUNTANT

Plot NO. 6, Bharatwada Road, Bholeshwar Nagar, Pardi, Nagpur - 440 012.

Cell No.: 089563 14035, e-mail : thakre.rakesh009@gmail.com

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project: VELAHARI . MahaRERA Registration Number: - Applied For

M/s Ozen Developers, 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	3,60,00,000	3,60,00,000
	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	31,92,000	6,04,250
	c.	Acquisition cost of TDR (if any)	NIL	NIL
	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	11,10,480	11,10,480
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL	NIL
	g.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL	NIL
		(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)**	NIL	NIL



		(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,	NIL	NIL
		(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.	NIL	NIL
		Sub-Total of LAND COST	4,03,02,480	3,77,14,730
		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)** (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.	24,54,375 2,03,69,796	6,41,662 8,01,110
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	5,00,000	NIL
	c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ; (Loan of Rs. ----------)	NIL	NIL
		Sub-Total of Development Cost / Construction Cost	2,33,24,171	14,44,472



2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	6,36,26,651
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	3,91,57,502
4.	**% completion of Construction Work (as per Project Architect's Certificate)**	NIL
5.	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	61.54%
6.	**Amount Which can be withdrawn from the Designated Account** Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) **Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	3,91,57,502 **NIL**
7.	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	3,91,57,502

This certificate is being issued for RERA compliance for the proprietorship firm **M/S. OZEN DEVELOPERS** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
For Rakesh Thakre & Co.
Chartered Accountants



CA Rakesh Thakre
Membership No:601005
UDIN : 21601005AAAABF1330

Date: 17/08/2021
Place : Nagpur