R S P N & CO
Chartered Accountants
2064, Dehli Darwaja,
Nashik - 422001. Ph 9922569811
Permanent Account Number - AAEFK 7888 A

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 _____

Sr No.	Particulars	Amount Rs. 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	24960590	8464030
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.		
c)	Acquisition cost of TDR (if any)	2512889	2512889
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	779410	779410
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 whatsoever payable to any authorities towards and in project of rehabilitation.	3990983	3990983
	Sub Total of LAND COST Rs	**32243872**	**15747312**

RSPN & CO. CHARTERED ACCOUNTANTS

ii)	**Development Cost / Cost of Construction:**			
a (i)	Estimated Cost of Construction as certified by Engineer		28000000	
(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 consudered)			
(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, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.		100000	
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		2000000	
b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.			
c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;			
		Sub Total of Development Cost	**30100000**	**0**
2	**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**		62343872	
3	**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**			
4	% completion of Construction Work (as per Project Architect's Certificate)		NA	
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		NA	
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		NA	
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		NA	

This certificate having UDIN 21190203AAAAAR2395 is being issued for RERA compliance for the proposed Project Named **Prjakta Greenfinity** by **M/S Ashish Construction (Prop Mr Ashish Londhe)** and is based on the records and documents information produced before me and explanations provided to me by the proprietor of the company. Above Expenses are incurred till 4th September 2021

Yours Faithfully
For R S P N & Co
Chartered Accountants
FRN 119877W

RSPN & CO CHARTERED ACCOUNTANTS

(CA Abhishek Deshpande)
M No 190203
Dt 28-09-2021 at Pune