

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 CERTIFICATE

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

Cost of Real Estate Project Registration Number

P50500031118

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	24960590	24964030
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 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.	3990983	3990983
	Sub Total of LAND COST Rs	32243872	32247312
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		8703870
	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(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.	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 interest etc to any statutory Authority.		
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;		
	Sub Total of Development Cost	30100000	8703870

2	Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column	62343872
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	40951182
4	% completion of Construction Work (as per Project Architect's Certificate)	25%
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)	0.66
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5)	40951182
	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement (In absence of clarity of records and the fact that M/S Ashish Construction has not opened a separate bank account, this figure is mentioned as figure incurred as per last certificate plus withdrawal from 05 Sept 21 to 15 Feb 22)	29344331
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	11606851

This certificate having UDIN 22190203AIJHGZ6136 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. The figures relate to period upto 15th February 2022. We are informed that M/S Ashish Construction has not opened a separate bank account for this project. Thereby figures above can not be conclusively certified as per law.

Yours Faithfully

For R S P N & Co

Chartered Accountants

FRN 119877W

(CA Abhishek Deshpande)

M No 190203

Dt 28-04-2022 at Nashik



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	21392690
2	Balance amount of receivables from sold apartments as per annexure A to this Certificate <u>(We are informed that this amount is excluding GST amount receivable from the customers)</u>	12731250
3 i	Balance unsold area <u>In Sqmt</u> <u>(This is on approximate basis provided by the proprietor and has not been finalised or audited)</u>	556.88
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, <u>as provided by the proprietor</u>) as per Annexure A to this certificate	49499983
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	62231233
5	Amount to be deposited in Designed 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.	8911875

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For R S P N & Co

Chartered Accountants

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(CA Abhishek Deshpande)

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Dt 28-04-2022 at Nashik

