

**FORM – 3****CHARTERED ACCOUNTANTS CERTIFICATE****AMPLE MERCANTILE PRIVATE LIMITED****PROJECT NAME:- SANDESH PARK VIEW****KHASARA NO. 175, MOUZA : JAMTHA, NAGPUR**

Sr. No.	Particulars	Amt. Estimated (In Rs.)	Amt. Incurred (In Rs.)
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	3,98,25,000	3,98,25,000
b.	Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government or any Statutory Authority	35,00,000	NIL
c.	Acquisition of 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.	10,52,141	10,52,141
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL	NIL
f.	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	NIL	NIL

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	the books of accounts as verified by the CA		
	Note: for total cost of construction incurred, Minimum of (i) or (ii) 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 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		4,43,77,141	4,08,77,141
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION			
a.	(i) Estimated cost of Construction as Certified by Engineer	NIL	NIL
	(ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA	NIL	NIL
	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, consultant's fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and	1,22,92,151	NIL

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	maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the building /wings of the project registered.		
b.	Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority	1,00,000	NIL
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction		NIL
Sub – Total of DEVELOPMENT COST		1,22,92,151	NIL
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		5,67,69,292	4,08,77,141
2.	Total Estimated Cost of the Real Estate Project (of Estimated Column)	5,67,69,292	
3.	Total Cost Incurred of the Real Estate Project (of Incurred Column)	4,08,77,141	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	N.A.	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	72%	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5)	4,08,77,141	
7.	Less: Amount withdrawn till date of this certificate as per the books of Accounts and bank statement	NIL	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	4,08,77,141	

Note:

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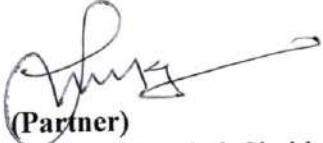
1. This Certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.
2. Estimated Cost of Construction in 1(ii)(a)(i) is as certified by the engineer.
3. On site expenditure mention in 1(ii)(a)(iii) has been estimated on the basis of average monthly cost.
4. Interest cost of construction has been calculated on lump assumption basis.
5. Land cost has been reckoned on basis of the value of the land as ascertained from the Annual Statement of Rates (ASR) relevant on the date of registration of the real estate project. Accordingly the Land cost for the project on the date of RERA registration i.e. 23.08.2021 has been reckoned to be Rs. **3,98,25,000/-** as per certificate dated 19/08/2021 issued by Advocate Shri Sandeep M Khedkar.

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Signature of Chartered Accountant

For Kejriwal & Associates


(Partner)

CA Manish Ashok Shukla

Membership No: 138335

FRN No :- 324527E

Chartered Accountant

Place: Nagpur

Dated: 26.08.2021

UDIN :- 21138335AAAABT1127



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ANNEXURE A (Contd.)
UNSOLD INVENTORY VALUATION

Ready Recknor rate as on the date of Certificate of the Unit
Rs. 8,800/- per Sq. Mtrs.

PROJECT NAME : SANDESH PARK VIEW

Date 23/08/2021

SR. NO.	PLOT NO.	AREA SQ.MTR	Rate of ASR	Unit Consideration as per Ready Reconor Rate (ASR)
1	1	303.88	8800	26,74,144
2	2	120.37	8800	10,59,256
3	3	96.63	8800	8,50,344
4	4	95.33	8800	8,38,904
5	5	94.32	8800	8,30,016
6	6	93.40	8800	8,21,920
7	7	92.40	8800	8,13,120
8	8	91.54	8800	8,05,552
9	9	99.08	8800	8,71,904
10	10	344.26	8800	30,29,488
11	11	389.25	8800	34,25,400
12	12	389.41	8800	34,26,808
13	13	380.13	8800	33,45,144

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14	14	369.61	8800	32,52,568
15	15	358.11	8800	31,51,368
16	16	346.73	8800	30,51,224
17	17	327.61	8800	28,82,968
18	18	310.15	8800	27,29,320
19	19	137.65	8800	12,11,320
20	20	140.96	8800	12,40,448
21	21	140.96	8800	12,40,448
22	22	140.96	8800	12,40,448
23	23	140.96	8800	12,40,448
24	24	140.96	8800	12,40,448
25	25	137.65	8800	12,11,320
26	26	140.96	8800	12,40,448
27	27	140.96	8800	12,40,448
28	28	140.96	8800	12,40,448
29	29	140.96	8800	12,40,448
30	30	140.96	8800	12,40,448
31	31	137.96	8800	12,14,048
32	32	141.44	8800	12,44,672
33	33	141.44	8800	

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				12,44,672
34	34	141.44	8800	12,44,672
35	35	141.44	8800	12,44,672
36	36	141.44	8800	12,44,672
37	37	168.51	8800	14,82,888
38	38	176.38	8800	15,52,144
39	39	198.13	8800	17,43,544
40	40	190.41	8800	16,75,608
41	41	190.41	8800	16,75,608
42	42	198.13	8800	17,43,544
43	43	301.89	8800	26,56,632
44	44	150.68	8800	13,25,984
45	45	166.62	8800	14,66,256
46	46	175.01	8800	15,40,088
47	47	184.81	8800	16,26,328
48	48	202.50	8800	17,82,000
TOTAL		9135.75		8,03,94,600

* Management is considering submission of application for revision of layout plots with respect to unsold units

** Not specifically identifiable in the demarcated residential layout plan.



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