CHETAN BHANDIRGE & CO.
CHARTERED ACCOUNTANTS
184, GANESH NAGAR, AZAMSHAH LAYOUT
NAGPUR-440024.
M.NO. 9923023701
Email : cachetanbhandige@gmail.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

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	NIL	1650000
	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.	1347900	0
	c)	Acquisition cost of TDR (if any)		
	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	NIL	90750
	f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	NIL	NIL
	g)	Under Rehabilitation scheme:	NIL	NIL
	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	NIL	NIL
		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,	NIL	NIL
	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.	NIL	NIL
		Sub Total of LAND COST Rs	**1347900**	**1740750**



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ii)	**Development Cost / Cost of Construction:**			
a	(i)	Estimated Cost of Construction as certified by Engineer	20835000	
	(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 consudered)		
	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, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	NIL	NIL
		All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	NIL	NIL
	b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.	NIL	NIL
	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;	NIL	NIL
		Sub Total of Development Cost	**20835000**	**NIL**
2		**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**	20835000	
3		**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**		1740750
4		% completion of Construction Work (as per Project Architect's Certificate)	NIL	NIL
5		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)	8.35	
6		Amount which can be withdrawn from the Designated Account	1740750	NIL
		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		
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1740750	NIL

This certificate is being issued for RERA compliance for the MR. RANJIT J KASHIKAR and is based on the records and documents produced before me and explanations provided to me by the management of the company.

For CHETAN BHANDIRGE & CO.
CHARTERED ACCOUNTANTS

NAGPUR

CHETAN BHANDIRGE
(PARTNER)
MEM NO. 158508
FRN 138169W
(UDIN) **21158508AAAADO5884**

DATE :
PLACE :

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