

FORM - 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project Registration Number Applied for

Sr. No.		Particular	Amount (In Rs.)	Amount (In 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.	325,614,779	325,614,779
	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	-	-
	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, registration fees etc; and	-	-
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	f.	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) and (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.	-	-
		Sub - Total of LAND COST	325,614,779	325,614,779
	ii)	Development Cost/ Cost of Construction :		
	a)	(i) Estimated Cost of Construction as certified by Engineer	337,885,200	34,704,693
		ii) Actual Cost of Construction incurred as per book of Accounts as verified by the CA		

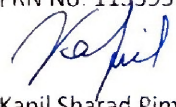


Note : (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered.)			
	iii) a) On site expenditure for development of entire project excluding cost of construction as per (ii) above i.e salaries , consultants fees , site overheads , cost of services (including water , electricity , sewerage, drainage, layout road etc) , cost of machineries and equipment including its hire and maintenance costs , consumable etc. All costs are directly incurred to complete the construction of the building / wings of the project registered.	15,590,000	8,664,238
	iii) b) Payment of taxes , cess , fees , charges, premiums , interest etc to any statutory authority.	99,910,824	99,910,824
	iii) 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 :	450,700,000	352,695,550
	Sub - Total of Development Cost	904,086,024	495,975,305
2	Total Estimated Cost of the Real Estate Project		1,229,700,803
	[1(i)+ 1(ii)] of Estimated Column		
3	Total Cost Incurred of the Real Estate Project		821,590,084
	[1(i)+ 1(ii)] of Incurred Column		
4	Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (3/2 %)		66.81%
5	Amount Which can be withdrawn from the Designated Account		821,590,084
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		
6	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		821,590,084

This certificate is being issued for RERA compliance for **Suntech Infraestate Nagpur Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

S.P. Pimpalwar & Co
Chartered Accountants
FRN No: 113395W


Kapil Sharad Pimpalwar
Partner

(Membership Number 133861)

UDIN: 21133861AAAADJ8113

Date: 11/09/2021

Place: Nagpur

