



MOHNANI NARWARE & CO.

CHARTERED ACCOUNTANTS

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FORM – 3 [see Regulation 3]

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

Cost of Real Estate Project MahaRERA Registration No. : **For Registration under the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 – KUKREJA INFINITY EAST**

Sr. No		Particular	Amount (In Rs.) Estimated	Amount (In Rs.) Incurred
1	i	<u>Land Cost:</u>		
	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	12,00,00,000	12,00,00,000
	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	5,10,00,000	3,15,05,510
	c.	Acquisition cost of TDR (if any)	2,51,05,000	2,51,05,000
	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	64,05,400	64,05,400
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
	f	Under Rehabilitation scheme:	NA	NA
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	NA	NA
	ii)	Actual Cost of construction of rehab building incurred as per the books of	NA	NA



		accounts as verified by the CA		
	iii)	Cost towards clearance of all or any encumbrances including cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	NA	NA
	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.	NA	NA
		Sub – Total of LAND COST	20,25,10,400	18,30,15,910
	ii)	<u>Development Cost/ Cost of Construction :</u>		
	a)	(i) Estimated Cost of Construction as certified by Engineer	62,00,00,000	
		ii) Actual Cost of Construction incurred as per book of Accounts as verified by the CA		27,26,461
		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) , 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.	1,50,00,000	2,97,758
		iii) b] Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.	NA	NA



		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 .	6,00,00,000	0
		Sub – Total of Development Cost	69,50,00,000	30,24,219
2.		Total Estimated Cost of the Real Estate Project [1(i)+ 1(ii)] of Estimated Column	89,75,10,400	
3.		Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column	18,60,40,129	
4.		% completion of Construction Work (as per Project Architect's Certificate)	0.50 %	
5.		Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost. (Sr.3/ Sr.2 %)	20.72%	
6.		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	18,60,40,129	
		Less: Amount withdrawn till date of this certificate as Per the Books of Accounts and Bank Statement	0	
7.		Net Amount which can be withdrawn from the Designated Bank-Account under this certificate	18,60,40,129	

This certificate is being issued for RERA compliance for **KUKREJA INFRASTRUCTURES** and is based on the records and documents produced before me and explanations provided to me by the management of the Company. The certificate is issued considering the Total Estimated Cost as per TOTAL FSI = 13,020 Sq Mtrs. (Built up Area as per Approved FSI = 7,533 Sq Mtrs , Proposed but Not Sanctioned = 5,487 Sq Mtrs.)

UDIN : 21181357AAACT8628

Place : Nagpur

Date : 30/06/2021

**FOR MOHNANI NARWARE & CO.
CHARTERED ACCOUNTANTS**

Ayush
C.A. Ayush Narware
Partner
Membership No.181357

