

नागपूर गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

NAGPUR HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number _____

(Project Name :- Construction of 96 HIG T/s and 140 MIG T/s (Total - 236 T/s) on plot no. 5 & 6, Survey No. 101 & 159, Empress Mill no. 5, Subhash Road, Nagpur)

Sr. No	Particulars	Amount (Rs.)	
1.	a. i. Land Cost:	Estimated	Incurred
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	14898847/-	14898847/-
	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	30440/-	30440/-
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	g. Under Rehabilitation scheme: Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Actual Cost of construction of rehab building incurred as per the books of accounts as		

गृहनिर्माण भवन, सिविल लाईन्स, नव न्यायवादी निवासजवळ, नागपूर-४४० ००१

दूरध्वनी : २५६२२३९, २५६०६४९, २५६५६९२

फॅक्स : २५६४९३९

Gruha Nirman Bhawan, NR New MLA Hostel,

Civil Lines, Nagpur - 440 001

Phones : 2562239, 2560649, 2565692

Fax : 2564939

		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,		
		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	14929288/-	14929288/-
		ii. Development Cost/ Cost of Construction		
	a.	Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books 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) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	413180161/-	278155721/-
			62963504/-	28078215/-
	b.	Payment of Taxes, cess, fees, charges, premium, interest etc. to any Statutory Authority.	9728280/-	9728280/-
	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 ;		
	1	Sub-Total of Development Cost	485871945/-	315962216/-
	2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	500801233/-	

3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	330891504/-
4	% completion of Construction Work (as per Project Architect's Certificate)	85%
5	Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)	--
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * 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.	17,02,72,419/-

This certificate is being issued for RERA compliance for Nagpur Housing And Area Development Board, Nagpur and is based on the records and documents produced before me and explanations provided to me by the management of the Nagpur Housing And Area Development Board, Nagpur.

Yours Faithfully

S. Bele

Chief Account Officer
Nagpur Housing And Area Development
Board, Nagpur

Name
Mr. Sudhakar Bele

27/09/2021