FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number(Yet to be allotted)
(For Registration of Project as on 18-11-2021)

Project (RAJ ORCHID)

Sr. No.		Particulars		
1	i.	**Land Cost**	**Total Estimated Cost of the project**	**Total Incurred Cost of the Project**
		a) Acquisition Cost of Land or Development Rights, lease Premium,lease rent, interest cost incurred or payable on Land Cost and legal cost.	27,64,699	27,64,699
		b) Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, development demand and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	62,58,720	62,58,720
		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	1,57,409	1,57,409
		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 cos t 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) 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 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	91,80,828	91,80,828

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*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

ii	Development Cost/ Cost of Construction :		
	a. (i) 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).	6,20,26,151	-
	(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 mainten-ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	52,19,863	-
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	1,85,000	-
	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 ;	-	-
	Sub-Total of DEVELOPMENT COST	6,74,31,014	-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	7,66,11,842	91,80,828
3	% completion of Construction Work % (as per Project Architect's Certificate)	NA	

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4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	11.98
5	Amount Which can be withdrawn from the Designated Account.	91,80,828
	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.	91,80,828

This certificate is being issued for RERA compliance for the **M/s RAJ INFRA CONSTRUCTIONS** and is based on the records and documents produced before me and explanations provided to me by the Partner of the firm.

Yours Faithfully,
for GAD & ASSOCIATES
MRN - 177608
FRN-144732W

GAD & ASSOCIATES * Chartered Accountants * FRN-146550W NAGPUR

CA. Ankit Talreja
Nagpur
18th November 2021
UDIN: 21177608AAAAFM4196

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M/s G A D & ASSOCIATES
CHARTEREDACCOUNTANTS

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	6,74,31,014
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,995.63
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)as per Annexure A to this certificate	4,56,81,875
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	4,56,81,875
5	Amount to be deposited in Designated Account – 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	4,56,81,875

Note: The expression "incurred" would mean amount of product or service received, creating a debt in favour of seller or supplier and shall also include the amount of product or service received against the payment.

This certificate is being issued for RERA compliance for the **M/s RAJ INFRA CONSTRUCTIONS** and is based on the records and documents produced before me and explanations provided to me by the Partner of the firm.

As per the information and explanation given to us by the Promoters it is being found that no booking is being done till this certificate date on said project, however the same is not verified by us.We rely on the Promoters representation.

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-144732W

GAD & ASSOCIATES * Chartered * FRN-146550W NAGPUR

CA. Ankit Talreja
Nagpur
18th November 2021
UDIN: 21177608AAAAFM4196

Date:-18/11/2021
Place:-Nagpur

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Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(3)	(4)	(5)	(6)	(7)
NA					
TOTAL		-	-	-	-

Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf the Residential premises Rs 22891 per sm. at Carpet Area *(Cost at carpet Area = 1.1 of Cost at Built up area (i.e. Rs 20810 per sm.)

Sr. No.	Flat No.	Carpet Area (In Sq Mtr)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(4)	(5)
1	Shop No.1	17.595	4,02,767
2	Shop No.2	15.300	3,50,232
3	Shop No.3	16.521	3,78,182
4	Shop No.4	17.570	4,02,195
5	101	48.216	11,03,712
6	102	48.216	11,03,712
7	103	48.216	11,03,712
8	104	48.216	11,03,712
9	105	48.216	11,03,712
10	106	48.216	11,03,712
11	107	48.216	11,03,712
12	108	48.216	11,03,712
13	201	48.216	11,03,712
14	202	48.216	11,03,712
15	203	48.216	11,03,712
16	204	48.216	11,03,712
17	205	48.216	11,03,712
18	206	48.216	11,03,712
19	207	48.216	11,03,712
20	208	48.216	11,03,712
21	301	48.216	11,03,712
22	302	48.216	11,03,712
23	303	48.216	11,03,712
24	304	48.216	11,03,712
25	305	48.216	11,03,712
26	306	48.216	11,03,712
27	307	48.216	11,03,712
28	308	48.216	11,03,712
29	401	48.216	11,03,712
30	402	48.216	11,03,712
31	403	48.216	11,03,712
32	404	48.216	11,03,712
33	405	48.216	11,03,712
34	406	48.216	11,03,712
35	407	48.216	11,03,712
36	408	48.216	11,03,712
37	501	48.216	11,03,712
38	502	48.216	11,03,712
39	503	48.216	11,03,712
40	504	48.216	11,03,712
41	505	48.216	11,03,712
42	506	48.216	11,03,712
43	507	48.216	11,03,712
44	508	48.216	11,03,712
Total		1,995.626	4,56,81,875

As per the information and explanation given to us by the Promoter it is being found that no booking is being done till this certificate date on said project, however the same is not verified by us.We rely on the Promoters representation.

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