Block No. 401, 4th Floor, Shree Govindraj Heights, Opp. Hotel Woodland, Central Avenue, Gitanjali Sq.
Nagpur – 440018.

M.: 98231 60225, Email: agrawalcaamit@gmail.com

**AMIT A. AGRAWAL AND ASSOCIATES**
CHARTERED ACCOUNTANTS

FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of reat Estate Project MahaRERA Registration Number

| Sr. No | | Particulars | Amount (Rs) Estimated | Amount (Rs) Incurred |
|---|---|---|---|---|
| 1 | i | **Land Cost :** | | |
| | | a. Valur of the land as ascertained from the Annual Statement of Rates ( ASR ). | 43,750,000.00 | 45,000,000.00 |
| | | b. Amount of premium payable to obtain development rights, FSI,Additional FSI, fungible area, and any other incertive under DCR from Local Authority or state Government or any statutory Autority. | 4,500,000.00 | 2,050,000.00 |
| | | 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. | 3,646,500.00 | 3,646,500.00 |
| | | e. Lands 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) 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 accommdation or rent in lieu of transit Accommdation overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundableand so on. | - | - |
| | | (iv) Cost of ASR linked premium , fees, charges and security deposits or maintenance deposit , or any amount what soever payable to any authorities toward and in project of rehabilitation . | - | - |
| | | (v) Any other cost including interest incurred on the borrowing done specifically for the construction of rehabilitation component. | | |
| | | **Sub-Total of LAND COST** | **51,896,500.00** | **50,696,500.00** |

Amit A. Agrawal & Associates
Chartered Accountants

| | | | | | |
|---|---|---|---|---|---|
| | ii | **Development Cost/Cost of Construction:** | | | |
| | | a. | Estimated Cost of Constrution as certified by Engineer. | 15,277,500.00 | - |
| | | b. | Actual Cost of construction incurred as per the books of accounts as verified by the CA. | - | 2,130,000.00 |
| | | | **Note: (For adding total cost of construction incurred, Minimum of (i) or (ii) is to be considered).** | - | - |
| | | c. | 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 incurred to complete the construction of the entire phase of the project registered. | - | - |
| | | d. | Payment of Taxes , cess, fees , charges,premiums, interest etc to any statutory Authority. | | |
| | | e. | 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** | **15,277,500.00** | **2,130,000.00** |
| 2 | **Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column.** | | | 67,174,000.00 | - |
| | **Total Actual Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred** | | | - | 52,826,500.00 |
| 3 | **Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (3/2%).** | | | 78.64% | 78.64% |
| 4 | **Amount which can be withdrawn from the Designated Account.** | | | | |
| | **Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr number 3).** | | | - | 52,826,500.00 |
| 5 | **Less: Amount withdrawn till date of this certificate from the Designated Account.** | | | - | - |
| 6 | **Net Amount which can be withdrawn from the Designated Bank Account under this certificate .** | | | - | **52,826,500.00** |

This certificate is being issued for RERA compliance for the Company **M/S. OZEN DEVELOPERS. , NAGPUR** and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully

For, AMIT A. AGRAWAL & ASSOCIATES
Chartered Accountants
Reg. no. 130402W

Amit A. Agrawal & Associates * Chartered Accountants *

CA AMIT AGRAWAL
(Proprietor)
M. No. 128825
UDIN : 21128825AAAAAK3989