

SHEGAONKAR MANAPURE & ASSOCIATES**CHARTERED ACCOUNTANTS**

ADD. 301, MAHAJAN TOWER, UNTKHANA ROAD, ASHOK SQUARE, OPPOSITE HOLY FAMILY CHURCH, NAGPUR. 440009

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Date: 17/11/2021

Ref. No.

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Cost of Real Estate Project name KRISHNA CHAYA on Plot No.5, Kh. No.179, P.H. No.46, Mauza-
Wanadongari by M/s Krishna Infrastructure
Maharera Registration No. Applied

Sr No.	Particulars	Amount 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	36506000	6150000
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	4052500	4052500
c)	Acquisition cost of TDR (if any)	0	0
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	0	0
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0	0
g)	Under Rehabilitation scheme:	0	0
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0	0
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	0
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,	0	0
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.	0	0
Sub Total of LAND COST Rs		40558500	10202500



ii) Development Cost / Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer	52461000 0
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	0 0
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0 0
a.) (iii)	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, consumables etc.	500000 0
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	0 0
b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	25000 25000
c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0 0
Sub Total of Development Cost		52986000 25000
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	0 93544500
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	0 10227500
4	% completion of Construction Work (as per Project Architect's Certificate)	0 0
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)	0 11%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5) Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	0 10227500 0 0
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0 10227500
This certificate is being issued for RERA compliance for M/S. KRISHNA INFRASTRUCTURE is based on the records and documents produced before me and explanations provided to me by the management of the company.		
Yours Faithfully		
SHEGAONKAR MANAPURE & ASSOCIATES		
Chartered Accountants		
		
CA Amol Shegaonkar		
Partner		
(Membership Number 159081)		
		

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. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	0	0	0	0	0
				0	

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential / commercial premises Rs 25730/- Per sm.

Sr No	FLAT NO.	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	FF-101	70.190	1805989
2	FF-102	55.331	1423667
3	FF-103	56.828	1462184
4	FF-104	54.913	1412911
5	FF-105	55.331	1423667
6	FF-106	70.190	1805989
7	FF-201	70.190	1805989
8	FF-202	55.331	1423667
9	FF-203	56.828	1462184
10	FF-204	54.913	1412911
11	FF-205	55.331	1423667
12	FF-206	70.190	1805989
13	FF-301	70.190	1805989
14	FF-302	55.331	1423667
15	FF-303	56.828	1462184
16	FF-304	54.913	1412911
17	FF-305	55.331	1423667
18	FF-306	70.190	1805989
19	FF-401	70.190	1805989



20	FF-402	55.331	1423667
21	FF-403	56.828	1462184
22	FF-404	54.913	1412911
23	FF-405	55.331	1423667
24	FF-406	70.190	1805989
25	FF-501	70.190	1805989
26	FF-502	55.331	1423667
27	FF-503	56.828	1462184
28	FF-504	54.913	1412911
29	FF-505	55.331	1423667
30	FF-506	70.190	1805989
31	FF-601	70.190	1805989
32	FF-602	55.331	1423667
33	FF-603	56.828	1462184
34	FF-604	54.913	1412911
35	FF-605	55.331	1423667
36	FF-606	70.190	1805989
		2176.70	56006439.54

