



SandeepB. Mundhada

B.Com; F.C.A

Sandeep Mundhada & Co.

CHARTERED ACCOUNTANT

Empress Mill Road, Bajeria, Nagpur

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project name : KRISHNA CHAYA on Plot No. 5, kh.no 179, P.H. No. 46, Mouza -
Wanadongari by M/s. Krishna Infrastructure

MAHARERA Registration Number : P50500032545

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	3,65,06,000/-	68,68,000/-
	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	40,52,500/-	40,52,500/-
	c.	Acquisition cost of TDR (if any)	No	No
	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		
			No	



e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	Under Rehabilitation Scheme:		
f.	i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified Engineer.	No	
	ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	No	
	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,	No	
	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	4,05,58,500/-	1,09,20,500/-



ii.	Development Cost/ Cost of Construction: a) i) Estimated Cost of construction as Certified by the 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) (ii) 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 b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority 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	5,24,61,000/- 0/- 5,00,000/- 25,000/- No	0/- 52,46,100/- 8,00,160/- No No
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	9,35,44,500/-	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	1,69,66,760/-	
4.	% completion of Construction Work (as per Project Architect's Certificate)	10.00%	



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	✓ 104	54.913 Sq.m	2410000	✓ 21000	2389000
2	✓ 105	55.331 Sq.m	2400000	✓ 21000	2379000
3	✓ 402	55.331 Sq.m	2350000	✓ 250000	2100000
				292000	6868000

(unsold Inventory valuation)

Ready Recknor Rate as on the date of Certificate

Of the Residential/commercial premises Rs. 27000/- per SM

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	101	70.19	2274156
2	102	55.331	1792724
3	103	56.828	1841227
4	106	70.19	2274156
5	201	70.19	2274156
6	202	55.331	1792724
7	203	56.828	1841227
8	204	54.913	1779181
9	205	55.331	1792724
10	206	70.19	2274156
11	301	70.19	2274156
12	302	55.331	1792724
13	303	56.828	1841227
14	304	54.913	1779181
15	305	55.331	1792724
16	306	70.19	2274156
17	401	70.19	2274156
18	403	56.828	1841227
19	404	54.913	1779181
20	405	55.331	1792724
21	406	70.19	2274156
22	501	70.19	2274156
23	502	55.331	1792724
24	503	56.828	1841227
25	504	54.913	1779181
26	505	55.331	1792724
27	506	70.19	2274156
28	601	70.19	2274156
29	602	55.331	1792724
30	603	56.828	1841227
31	604	54.913	1779181
32	605	55.331	1792724
33	606	70.19	2274156
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