F.Y. 2022-23

Sandeep Mundhada & Co.

SandeepB. Mundhada

B.Com; F.C.A

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	

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	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	f.	Under Rehabilaitation Scheme: i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified 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	No No No	
		Sub Total of Land Cost	**4,05,58,500/-**	**1,09,20,500/-**

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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)** (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 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/- No	0/- 4,19,68,800/- 39,50,000/- 36,000/- No No
2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	930,19,500/-	
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	5,68,75,300/-	
4.	**% completion of Construction Work (as per Project Architect's Certificate)**	80.00%	

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5.	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	
	1. **Amount Which can be withdrawn from the Designated Account** Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	7,44,15,600/-
	2. **Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	48,43,000/-
	3. **Net Amount which can be withdrawn from the Designated Bank Account under this Certificate**	6,95,72,600/-

Yours Faithfully

For Sandeep Mundhada & Co.
Chartered Accountant

SANDEEP MUNDHADA & CO. ★ CHARTERED ACCOUNTANTS ★ NAGPUR

Sandeep Mundhada
Proprietor
M.No. 145297

This certificate is being issued for RERA compliance for the Partnership Firm Krishna Infrastructure and is based on the records and documents produced before me and explanations provided to me by the Partners of the company.

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	102	55.331	2400000	679000	1721000
2	104	54.913	2410000	21000	2389000
3	105	55.331	2400000	105000	2295000
4	106	70.19	3000000	100000	2900000
5	402	55.331	2350000	1000000	1350000
6	406	70.19	2825000	1938000	887000
7	506	70.19	2900000	1000000	1900000
				4843000	**13442000**

(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	103	56.828	1841227
3	201	70.19	2274156
4	202	55.331	1792724
5	203	56.828	1841227
6	204	54.913	1779181
7	205	55.331	1792724
8	206	70.19	2274156
9	301	70.19	2274156
10	302	55.331	1792724
11	303	56.828	1841227
12	304	54.913	1779181
13	305	55.331	1792724
14	306	70.19	2274156
15	401	70.19	2274156
16	403	56.828	1841227
17	404	54.913	1779181
18	405	55.331	1792724
19	501	70.19	2274156
20	502	55.331	1792724
21	503	56.828	1841227
22	504	54.913	1779181
23	505	55.331	1792724
24	601	70.19	2274156
25	602	55.331	1792724
26	603	56.828	1841227
27	604	54.913	1779181
28	605	55.331	1792724
29	606	70.19	2274156
		1745.222	**56545193**