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J. P. JOSHI & ASSOCIATES
CHARTERED ACCOUNTANTS
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FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project Maha RERA Registration Number :

Project Name: "Shree Dattatraya Sahaniwas", Raghukul Integrity Construction LLP

Sr. No.	Particulars		Amount (Rs.)	
1.	**i. Land Cost :**		Estimated	Incurred
	a.	Value of the land as ascertained from the Annual Statement of Rates (ASR).	14,76,62,000/-	2,07,84,000/-
	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	13,50,62,582/-	4,97,78,755/-
	c.	Acquisition cost of TDR (if any)	Nil	Nil
	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	84,97,630/-	84,97,630/-
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	Nil	Nil
	f.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	Nil	Nil
		(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)**	Nil	Nil
		(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, amounts payable to slum dwellers. tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	Nil	Nil

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		(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.	Nil	Nil
		(v) Any other cost including interest incurred on the borrowing done specifically for construction ol rehabilitation component.	Nil	Nil
		Sub-Total of LAND COST	**29,12,22,212/-**	**7,90,60,385/-**
	ii. Development Cost/ Cost of Construction :			
	a.	(a) Estimated Cost of Construction as certified by Engineer.	18,15,00,000/-	
		(b)Actual Cost of construction incurred as per the books of accounts as verified by the CA. **(Note : Minimum of (i) or (ii) is to be considered)**		86,41,219/-
		(c) Expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, /.e. salaries, consultants tees, 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.	50,00,000/-	Nil
		(d) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	5,00,000/-	Nil
		(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	3,00,00,000/-	Nil
		Sub-Total of Development Cost	**21,70,00,000/-**	**86,41,219/-**

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2. (a)	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	Rs. 50,82,22,212/-
2. (b)	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	Rs. 8,77,01,604/-
3.	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (2b/2a %)**	17.26%
4.	**Amount Which can be withdrawn from the Designated Account.**	Rs. 8,77,01,604/-
5.	**Less: Amount withdrawn till date of this certificate from the Designated account.**	Nil
6.	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate.**	Rs. 8,77,01,604/-

This certificate is being issued for RERA compliance for the **Raghukul Integrity Construction LLP** and is based on the records and documents produced before me and explanations provided to me by the management of **Raghukul Integrity Construction LLP.**

Yours Faithfully

For J P JOSHI AND ASSOCIATES
CHARTERED ACCOUNTANTS
FRN – 116953W

Deshmukh

J. P. JOSHI & ASSOCIATES ★ NAGPUR ★ Chartered Accountants

CA S L DESHMUKH
PARTNER
M. MO. 154775
Place: NAGPUR
Date: 16/11/2021
UDIN : 21154775AAAAFE5234

ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	42,05,20,608/-
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).	--- NA ---
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4416.427
	(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.	37,03,79,233/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	37,03,79,233/-
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 IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	--- NA ---

This certificate is being issued for RERA compliance for the **Raghukul Integrity Construction LLP** and is based on the records and documents produced before me and explanations provided to me by the management of **Raghukul Integrity Construction LLP**.

For J P JOSHI AND ASSOCIATES
CHARTERED ACCOUNTANTS
FRN – 116953W

J. P. JOSHI & ASSOCIATES ★ NAGPUR ★ Chartered Accountants

CA S L DESHMUKH
PARTNER
M. MO. 154775
Place: NAGPUR
Date: 16/11/2021
UDIN : 21154775AAAAFE5234

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
----------NIL----------					

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential /commercial premises Rs 76240 /- per sqm.

Sr. No	Flat No.	Carpet Area (in sq. mtrs)	Consideration per unit as per Ready Reckoner Rate
1	102	149.999	1,25,79,516/-
2	201	155.111	1,30,08,229/-
3	202	149.999	1,25,79,516/-
4	302	149.999	1,25,79,516/-
5	401	155.111	1,30,08,229/-
6	402	149.999	1,25,79,516/-
7	501	155.111	1,30,08,229/-
8	502	149.999	1,25,79,516/-
9	601	155.111	1,30,08,229/-
10	602	149.999	1,25,79,516/-
11	702	149.999	1,25,79,516/-
12	801	155.111	1,30,08,229/-
13	802	149.999	1,25,79,516/-
14	901	155.111	1,30,08,229/-
15	902	149.999	1,25,79,516/-
16	1001	155.111	1,30,08,229/-
17	1002	149.999	1,25,79,516/-
18	1101	155.111	1,30,08,229/-
19	1102	149.999	1,25,79,516/-
20	1201	155.111	1,30,08,229/-
21	1202	149.999	1,25,79,516/-
22	1301	155.111	1,30,08,229/-
23	1302	149.999	1,25,79,516/-
24	1401	155.111	1,30,08,229/-
25	1402	149.999	1,25,79,516/-
26	1501	155.111	1,30,08,229/-
27	1502	149.999	1,25,79,516/-
28	1601	155.111	1,30,08,229/-
29	1602	149.999	1,25,79,516/-
	Total	**4416.427**	**37,03,79,233/-**

J. P. JOSHI & ASSOCIATES ★ NAGPUR ★ Chartered Accountants