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). Admeasuring 13.873.848 sq. mtrs @ Rs.4030 per sq. mtr.	5,59,11,607.00	5,59,11,607.00
		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.	-	-
		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.	1,58,12,500.00	-
		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.	NA	NA
			(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	NA	NA
			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.	NA	NA
			(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 .	NA	NA
			(v) Any other cost including interest incurred on the borrowing done specifically for the construction of rehabilitation component.	NA	NA
	Sub-Total of LAND COST			**7,17,24,107.00**	**5,59,11,607.00**

CHHANGANI & HAQ Chartered Accountants F. R. No. 123061W

Block No. 5, 3rd Floor, "Diwan Plaza", Near Lokmat Square, Wardha Road, Ramdaspeth, Nagpur 440012
Phone No. 0712-6440004 Email ID – cairfanhaq@gmail.com

	ii	**Development Cost/Cost of Construction:**			
		a.	Estimated Cost of Constrution as certified by Engineer.	3,36,00,000.00	-
		b.	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	-
			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	**3,36,00,000.00**	-
2	**Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column.**			10,53,24,107.00	
	Total Actual Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred			5,59,11,607.00	
3	**Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (3/2%).**			53.09%	
4	**Amount which can be withdrawn from the Designated Account.**				
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr number 3).			5,59,11,607.00	
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 .**			5,59,11,607.00	

This certificate is being issued for RERA compliance for the Company 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 Chhangani & Haq
Chartered Accountants
FRN: 123061W
UDIN :- 22112431AAAAAA7880

Date: 18/01/2022
Place: Nagpur



CA Irfan Haq
Partner
(Mem No. 112431)

	(ADDITIONL INFORMATION FOR ONGOING PROJECTS)			
1	Estimated balance cost to Complete the Real Estate project (Difference of Total Estimated Project Cost less Cost incurred calculated as per the form iv).		NA	NA
2	Balance Amount of receivables from sold apartment as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts.		NA	NA
3	(i)	Balance Unsold Area. (to be certified by Management and to be verified by CA from the records and books of accounts)	NA	NA
	(ii)	Estimated amount of Sales proceeds in respect of unsold apartment (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 certicate.	NA	NA
4	Estmated receivables of ongoing project.Sum of 2+3(ii)		NA	NA
5	Amount to be deposited in designated Account- 70% or 100%		NA	NA
	If 4 Is greter than 1, then70% of the balance receivables of ongoing project will be deposited in designated Account		NA	NA
	If 4 Is greter than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account		NA	NA

This certificate is being issued for RERA compliance for the Company Anant Residency Prop. A.A. Bhure 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 Chhangani & Haq
Chartered Accountants
FRN: 123061W

Date: 18/01/2022
Place: Nagpur



CA Irfan Haq
Partner
(Mem No. 112431)
UDIN :- 22112431AAAAAA7880