SHEGAONKAR MANAPURE & ASSOCIATES

CHARTERED ACCOUNTANTS

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

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Ref. No. Date:14/01/2022

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Cost of Real Estate Project name SANTAJI NAGAR on Kh. No. 42, P.H. No. 53, Mauza-Kuhi by M/s Rachana Group

Maharera Registration No. Applied

Sr No.		Particulars	Amount Rs. Estimated	Amount Rs. Incurred
1. i)	**Land Cost:**			
	a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interest cost incurred or payable on Land Cost and legal cost	10645000	10645000
	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.	1250000	1250000
	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, resgistration 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 accomodation or rent in lien of Transit accomodation, 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	**11895000**	**11895000**

ii)		**Development Cost / Cost of Construction:**		
a	(i)	Estimated Cost of Construction as certified by Engineer	17500000	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, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	300000	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	**17825000**	**25000**
2		**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	0	29720000
3		**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**	0	11920000
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 Cosr. (3/2 %)	0	40%
6		Amount which can be withdrawn from the Designated Account	0	11920000
		Total Estimated Cost X Prportion 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	0
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0	11920000
		This certificate is being issued for RERA compliance for **M/S. RACHANA GROUP** 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

SHEGAONKAR MANAPURE & ASSOCIATES * CHARTERED ACCOUNTANTS * CA NAGPUR

CA Amol Shegaonkar
Partner
(Membership Number 159081)