



FORM-3[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
MANJUSHA REGALIA, PLOT NO. R3 TULSHI VIHAR MOUZA JAITALA NAGPUR, PROJECT BY L.
K. CONSTRUCTIONS, NAGPUR.

Cost of Real Estate Project MahaRERA Registration Number_____

Sr. No	Particulars	Amount	
		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	1,50,00,000.00	1,50,00,000.00
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	44,08,178.00	44,08,178.00
c.	Acquisition cost of TDR (if any)	4,68,270.00	4,68,270.00
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	5,95,937.00	5,95,937.00
f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-	-
g.	Under Rehabilitation scheme: i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by 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	NA	NA



	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.		
	Sub-Total of LAND COST	2,04,72,385.00	2,04,72,385.00
li	Development Cost/ Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by 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.	4,98,12,911.00	-
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 ;		-
	Sub-Total of Development Cost	4,98,12,911.00	4,98,12,911.00

2. Total Estimated Cost of the Real Estate Project 7,02,85,296.00
[1(i) + 1(ii)] of Estimated Column

3. Total Cost Incurred of the Real Estate Project 2,04,72,385.00
[1(i) + 1(ii)] of Incurred Column



4. % completion of Construction Work
(as per Project Architect's Certificate)

1. Excavation	0%
2. One Plinth	0%
3. Stilt Floor	0%
4. FIVE numbers of Slabs of Super Structure	0%
5. Staircase Lift Wells	0%

5 Proportion of the Cost incurred on Land Cost and
Construction Cost to the Total Estimated Cost. (3/2 %)

29.13%

Amount which can be withdrawn from the
Designated Account

2,04,72,385/-

Total Estimated Cost * Proportion of cost incurred
(Sr. number 2 * Sr. number 5)

6. Less: Amount withdrawn till date of this
certificate as per the Books of Accounts and Bank Statement

0.00

(Bank Loan + Booking Amount)

7. Net Amount which can be withdrawn from the

2,04,72,385/-

Designated Bank Account under this certificate

This certificate is being issued for RERA compliance for the Company [Mr. Subhash Motiram Kasulakar Proprietor of L. K. Constructions] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

As Per Information Provided
For A.S. Daga & Co.
Chartered Accountants
FRN No. 119470W

Anand
CA Anand Daga
Partner
(M. No. 107066)



Date :28.02.2022
Place: Nagpur

UDIN: 22107066ADVMTK3148

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- Projected Not Yet Constructed)
Ready Recknor Rate as on the date of Certificate
of the Residential /commercial premises Rs 23900/- per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	101	53.537	23900
2	102	65.770	23900
3	103	57.943	23900
4	104	55.324	23900
5	105	55.324	23900
6	106	73.093	23900
7	107	77.233	23900
8	108	55.324	23900
9	201	53.537	23900
10	202	65.770	23900
11	203	57.943	23900
12	204	55.324	23900
13	205	73.093	23900
14	206	73.093	23900
15	207	77.233	23900
16	208	55.324	23900
17	301	53.537	23900
18	302	65.770	23900
19	303	57.943	23900
20	304	55.324	23900
21	305	55.324	23900
22	306	73.093	23900
23	307	77.233	23900



24	308	55.324	23900
25	401	53.537	23900
26	402	65.770	23900
27	403	57.943	23900
28	404	55.324	23900
29	405	55.324	23900
30	406	73.093	23900
31	407	77.233	23900
32	408	55.324	23900
	Total	1974.192	

**Total Projected Ready Recknor Value
(Construction Yet to be Started)**

23900 X 1974.192 = 4,71,83,189/-

