CA Sameer Divecha
(B. Com., FCA, DISA)
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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

FOR, **M/S KAUSHALYA BUILDERS & DEVELOPERS, NAGPUR**
(REGISTRATION OF PROJECT **JYOTI HEIGHTS AT FUTALA NAGPUR** & SUBSEQUENT WITHRAWAL OF MONEY)

Cost of Real Estate Project Registration Number

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, interst cost incurred or payable on Land Cost and legal cost (As per Ready Reckoner)	2,22,34,550	2,22,34,550
	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.	87,21,475	87,21,475
	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, resgistration fees etc; and		
	f)	Land Premium payable as per annual statement of rates (ASR) for development 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 legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost,		
	iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.		
		Sub Total of LAND COST Rs	**3,09,56,025**	**3,09,56,025**

S. N. DIVECHA CHARTERED ACCOUNTANT NAGPUR

ii)	**Development Cost / Cost of Construction:**			
a	(i)	Estimated Cost of Construction as certified by Engineer	4,30,00,000	
	(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 consudered)		30,00,000
	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. All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
	b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.		
	c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
		Sub Total of Development Cost	**4,30,00,000**	**30,00,000**
2		**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**	7,39,56,025	
3		**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**		3,39,56,025
4		% completion of Construction Work (as per Project Architect's Certificate)	6.98	
5		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)	46	
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5)	3,39,56,025	
		Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	0	
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,39,56,025	
		This certificate is being issued for RERA compliance for the Company **M/S KAUSHALYA BUILDERS& DEVELOPERS** and is based on the records and documents produced before me and explanations provided to me by the management of the company.		

Yours Faithfully

CA Sameer Divecha
M.No 111099
Date: 14/06/2022
UDIN: 22111099AKXQDN4993

S. N. DIVECHA
CHARTERED ACCOUNTANT
NAGPUR

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost (calculated as per the Form IV)	4,00,00,000
2		Balance amount of receivables from sold apartments as per annexure A to this Certificate (as certified by Charted Accountant as verified from the records and books of Accounts)	0
3	i	Balance unsold area in Sq Mtr (Carpet Area) (to be cerified by Management and to be verified by CA from the records and books of accounts)	729
	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	4,71,42,134
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	4,71,42,134
5		Amount to be deposited in Designed Account - 70% or	
		If 4 is greater than 1, then 70% of the balance receivables of ongoing project wil be deposited in designated account	70%
		If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	-

This Certificate is being issued for RERA compliance for the Company **M/S KAUSHALYA BUILDERS& DEVELOPERS** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

CA Sameer Divecha
M.No 111099
Date: 14/06/2022
UDIN: 22111099AKXQDN4593

S. N. DIVECHA CHARTERED ACCOUNTANT NAGPUR

FOR, M/S KAUSHALYA BUILDERS& DEVELOPERS,

Kaushalya Builder And Developers

Partner

Mr. Dilip Lalji Patil
(Authorised Signatory)

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
TOTAL		0	0	0	0

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs 64,650 Per sm.

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate
1	101	52.279	33,79,837
2	102	51.891	33,54,753
3	201	52.279	33,79,837
4	202	51.891	33,54,753
5	301	52.279	33,79,837
6	302	51.891	33,54,753
7	401	52.279	33,79,837
8	402	51.891	33,54,753
9	501	52.279	33,79,837
10	502	51.891	33,54,753
11	601	52.279	33,79,837
12	602	51.891	33,54,753
13	701	52.279	33,79,837
14	702	51.891	33,54,753
TOTAL		729.190	4,71,42,134

CA Sameer Divecha
M.No 111099
Date: 14/06/2022
UDIN: 22111099AKXQDN4993

S. N. DIVECHA CHARTERED ACCOUNTANT NAGPUR

For, M/S KAUSHALYA BUILDERS& DEVELOPERS,

Kaushalya Builder And Developers

Partner/Comp

Mr. Dilip Lalji Patil
(Authorised Signatory)

1	RERA Registration Number	Applied For
2	Land Details Sr no	PlotNo 17,K.No.9/1, Plot No 17, City Survey No 143 Mouza : Futala Nagpur 440033
3	Land JV or FreeHold property	JV