



Renuka Borole & Co.
CHARTERED ACCOUNTANT

Flat No. 001, Avanti Apartment, Ring Road,
Deendayal Nagar, Nagpur - 440 022.

☎ : 95959 67976

✉ : renukaborole.co@gmail.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from

Date : 22/04/2022

To

M/S TIRUPATI DEVELOPERS

3rd floor, NKY Tower, Ajni square,
Nagpur - 440015

Subject : Certificate of Financial Progress of Work of **SAMRUDDHI - 2** having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by **M/s TIRUPATI DEVELOPERS**.

Sir,

This certificate is being issued for RERA compliance for the Project **SAMRUDDHI - 2** having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by **M/s. TIRUPATI DEVELOPERS** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Estimated Cost (At the time of Registration of
(1)	(2)	(3)
1	i. Land Cost:	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	2,43,81,400.00
	(b) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	56,62,330.00
	(c) Estimated Acquisition cost of TDR (if any)	-
	(d) Estimated Amounts Payable to State Government/UT Administration or competent authority, or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	15,15,600.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities.	-



<p>(f) Under Rehabilitation scheme :</p> <p>i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. -</p> <p>ii. Estimated 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 Accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate athority or government or concessionaire which are not refundable and so on. -</p> <p>iii. Estimated 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. -</p> <p>iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component -</p> <p style="text-align: right;">Sub - Total of Land Cost :</p>	<p style="text-align: right;">3,15,59,330.00</p>
<p>ii. Development Cost/Cost of Construction of Building</p> <p>(a) Estimated Cost of Construction as certified by Engineer 86,85,739.00</p> <p>(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate) -</p> <p>(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity. sewerage, drainage, layout roads etc.). absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. -</p> <p>(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority. -</p> <p>(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction. -</p> <p style="text-align: right;">Sub - Total of Development Cost :</p>	<p style="text-align: right;">86,85,739.00</p>
<p style="text-align: right;">Total cost of the Project (Estimated)</p>	<p style="text-align: right;">4,02,45,069.00</p>

