



CA Sameer Divecha

(B. Com., FCA, DISA)

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CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT)

Cost of Real Estate Project MahaRERA Registration Number Applied For

Sr. No.	PARTICULARS		Rs	Rs
			Estimated.	Incurred
1	i.	Land Cost :		
		a. Acquisition Cost of Land or Development (Ready Recokner Rate) Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal Cost	7,51,00,000	7,51,00,000
		b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or UT Administration or any Statutory Authority	1,54,52,950	0
		c. Acquisition cost of TDR (if any)	0	0
		d. Amounts payable to UT Administmtion or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc; and	45,66,840	45,66,840
		f. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
		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 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	9,51,19,790	7,96,66,840



Sr. No.	PARTICULARS	Rs	Rs
		Estimated.	Incurred
ii.	Development Cost/ Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by Engineer	4,45,00,000	0
	(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. Upto 30.06.2021 All costs directly incurred to complete the construction of the entire phase of the project registered.		
b.	Payment of Taxes cess, fees, charges, premiums, interest etc to any statutory Authority.	0	0
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	0	0
	Sub-Total of Development Cost	4,45,00,000	0
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	13,96,19,790	
3	Total Cost Incurred of the Real Estate Project [1 (i) + 1(ii)] of Incurred Column		7,96,66,840
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2) in %	<u>57.06</u>	
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	<u>7,96,66,840</u>	
7.	Less: Amount withdrawn till date of this certificate since the inception of the project (This shall include 70% of the amounts already realised till date and not provided in the Separate bank Account)	<u>0</u>	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate {6-7) as on 15.02.2022	<u>7,96,66,840</u>	

(If this figure is negative, then the respective amount needs to be deposited within a period of three months of application of registration) This certificate is being issued for MahaRERA compliance for the Organisation M/s MANGALDEEP 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
UDIN:22111099ADIIXW3282
DATE : 22.02.2022

