



MULRAJ D. GALA
CHARTERED ACCOUNTANT

B-21, Shashtri Niketan,
R. K. Chemburkar Marg,
Behind Telephone Exchange,
Chembur Naka, Mumbai - 400 071.

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महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, एप्रिल २४, २०१७/ वेशाख ४, शके १९३९

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project MahaRERA Registration Number _____

Sr. No.	Particulars	Amount (Rs.) Estimated Incurred
(1)	(2)	(3)
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.	5,75,000
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	3,86,250
	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, registration fees etc ; and	_____
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	_____
	f. Under Rehabilitation Scheme :	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	21,60,000
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	21,60,000
	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	37,21,250



FORM-3

[see Regulation 3]

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

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	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.	3,86,250
	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, registration fees etc ; and	—
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	—
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	Sub-Total of LAND COST	37,21,250



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(1)	(2)	(3)
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	

For **MULRAJ D. GALA**
CHARTERED ACCOUNTANT
Yours Faithfully,
M. No. 41206

Signature of Chartered Accountant (Membership Number.....)

Name

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	2,12,18,000
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	NIL
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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	205.55 SQ. MTRS
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	4,40,90,475
5.	Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	4,40,90,475 70 %

This certificate is being issued for RERA compliance for the [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



M. No. 41206

Yours Faithfully,

Signature of Chartered Accountant,
(Membership Number.....)

Name