

**FORM-3 [see Regulation 3]**  
**CHARTERED ACCOUNTANT'S CERTIFICATE AS ON 31/07/2020**  
**(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)**  
**Cost of Real Estate Project "ARYAVRAT" registered under MahaRERA**

Sr. No.	Particulars			Amount (Rs.)	
				Total Estimated	Incurred up to 31/07/2020
1	i.		<b>Land Cost :</b>		
		a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	2641,37,340	2386,67,972
		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	1250,58,302	60,000
		c.	Acquisition cost of TDR (if any)	0	0
		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	0	0
		e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
		f.	Under Rehabilitation scheme:  (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer ( Rs.21,95,67,400/- is included in construction cost )  (ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA. <b>Note :( for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>  (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.	0  0  1800,00,000	0  0  1174,59,682
			<b>Sub-Total of LAND COST</b>	<b>5691,95,642</b>	<b>3561,87,654</b>
	ii.		<b>Development Cost/ Cost of Construction :</b>		
		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 <b>Note :( for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b> (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.	7592,54,830  1110,80,000	432,31,787  189,39,386
		b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	1178,03,870	205,04,235
		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; (Loan O/s 4,60,00,000/-)	1123,43,636	0
			<b>Sub-Total of Development Cost</b>	<b>11004,82,337</b>	<b>826,75,408</b>



2			<b>Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column</b>		16696,77,979
3			<b>Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column</b>		4388,63,062
4			<b>% completion of Construction Work ( Wing A Sale Wing ) % completion of Construction Work ( Wing B Rehab Wing ) (as per Project Architect/Engineer's Certificate)</b>	As Per Engineer As Per Engineer As per Architect	8.01% 0% 0%
5			<b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)</b>		26.28%
6			<b>Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)  Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>		4388,63,062  299,66,245
7			<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>		4088,96,818

This certificate is being issued at request of M/s. **Chintamani Land & Housing LLP** for RERA compliance, without any liability on our part whatsoever, and based on the records and documents produced before us and as per explanations provided to us by the management. It is informed that IOD approval/Concession are received upto Plinth level as on date, however, the above working is based on the assumptions that project will have two wings, viz, Wing A proposed to have 17 Floor and Wing B Proposed to have 21 Floor. The estimated Area to be constructed, Costs, Revenue provided by the management, has been relied upon by us being technical matter. Deck Area has been included in RERA Carpet Area as they have been counted in FSI.

For **D. J. Shah & Associates**  
Chartered Accountants

**D. J. Shah**  
Proprietor

M.No. 41795

Date 07/09/2020

Place Mumbai

UDIN 20041795AAAAAJ7535



## FORM-3 [see Regulation 3]

**CHARTERED ACCOUNTANT'S CERTIFICATE AS ON 31/07/2020  
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)  
Cost of Real Estate Project "ARYAVRAT" registered under MahaRERA**

Amount in Rs.

## (ADDITIONAL INFORMATION FOR ONGOING PROJECTS AS ON 31/07/2020)

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 )	12308,14,917
2	Balance amount of receivables <b>Including GST</b> from <b>sold apartments</b> as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	1770,69,615
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4,054
4	(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	15493,50,577
5	Estimated receivables of ongoing project. Sum of 2 + 3(ii) 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	17264,20,192 12084,94,135

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**For D. J. Shah & Associates**  
**Chartered Accountants**

**D. J. Shah**  
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