



**FORM-3**  
**CHARTERED ACCOUNTANT CERTIFICATE**  
**( FOR SUBSEQUENT WITHDRAWAL OF MONEY)**  
**PROJECT - MANHATHAN PHASE II**

Cost of Real Estate Project having Registration No. P51700013323

Sr. No.		Particulars	Amount Rs. Estimated	Amount Rs. Incurred
<b>1</b>	<b>i</b>	<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	22,00,00,000	18,80,18,723
	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		
	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 stampduty, transfer charges, registration fees etc; and	1,12,50,000	1,00,74,117
	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		
	(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.	-	-
		<b>Sub-Total of LAND COST</b>	<b>23,12,50,000</b>	<b>19,80,92,840</b>
	<b>ii</b>	<b>Development Cost/Cost of Construction :</b>		
	a	<b>i</b> Cost of Construction as certified by Engineer	1,15,00,00,000	23,37,50,640
		<b>ii</b> Actual Cost of construction incurred as per the books of accounts as verified by the CA		19,05,88,484
		<b>Note :(for adding total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>		19,05,88,484



	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, lay out 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.	4,00,00,000	3,96,24,662
	iv	Off-site expenditure for development of entire project	-	-
b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	9,00,00,000	6,66,27,836
c		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for Land Purchase; (Principal Sum borrowed- Rs. 635,000,000)	37,00,00,000	20,99,17,577
		<b>Sub-Total of Construction Cost</b>	<b>1,65,00,00,000</b>	<b>50,67,58,559</b>
2		<b>Total Estimated Cost of the Real Estate Project</b>	<b>1,88,12,50,000</b>	
3		<b>Total Cost Incurred of the Real Estate Project</b>		<b>70,48,51,400</b>
4		% completion of Construction Work (as per Project Architect's Certificate) %	NA	
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)	37.47%	
6		Amount Which can be withdrawn from the Designated Account		70,48,51,400
		<b>Total Estimated Cost * Proportion of cost incurred (Sr.number 2 * Sr.number 5)</b>	<b>-</b>	<b>70,48,51,400</b>
6		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		12,55,96,245
7		<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>		<b>57,92,55,154</b>

This certificate is being issued for RERA compliance for Sai Uma Corporation for Project Manhattan Phase II and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully  
For Chetan Joshi & Co.  
Chartered Accountants

CA. Chetan Joshi  
(Proprietor)  
M.No. 125904  
FRN:- 128063W  
Mob No.:- 9819072590  
Date :- 19/09/2020  
Place :- Panvel  
UDIN :- 20125904AAAAHN6819

