

CHARTERED ACCOUNTANT'S CERTIFICATE

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

**Cost of Real Estate Project
(RERA Registration Number _____)**

S. No	Particulars	Amount INR Estimated	Amount INR Incurred
1	<p>i. Land Cost :</p> <p>a. Acquisition Cost of Land or Development Rights (non-refundable deposit paid to Land owner) lease rent, interest cost incurred or payable on Land Cost and legal cost</p> <p>b. Amount of Premium payable to obtain development rights, FSI, additional FSI and any other incentive under ZR or from Local Authority or State Government or any Statutory Authority.</p> <p>c. Acquisition cost of TDR (if any)</p> <p>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</p> <p>e. Conversion Charges, Change of land use charges, betterment charges or improvement charges.</p> <p>f. Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, etc</p> <p>g. Cost of TDR linked premium, fees, charges etc</p> <p>h. All Approval / NOC's/Licenses/ Permissions/Sanction costs etc (as per books of accounts maintained by the promoter)</p> <p style="text-align: center;">Sub-Total of LAND COST</p>		



	ii. Development Cost/ Cost of Construction :	Amount INR Estimated	Amount INR Incurred
	<p>a. Estimated Cost of Construction as certified by Engineer</p> <p>b. Actual Cost of construction incurred as per the books of accounts as verified by the CA</p> <p>Note :(for adding to total cost of construction incurred, Minimum of (a) or (b) is to be considered)</p> <p>c. On-site expenditure for development of entire project excluding cost of construction as per (a) or (b) above, i.e. salaries, consultants fees, site overheads, Development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.)</p> <p>d. Cost of machineries and equipment including its hire and maintenance costs, consumables etc.</p> <p>e. All costs directly incurred to complete the construction of the entire phase of the project registered.</p> <p>f. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.</p> <p>g. 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>h. Off-site expenditure Admin, Marketing etc</p> <p>Sub-Total of Development Cost</p>		
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of <u>Estimated</u> Column		
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of <u>Incurred</u> Column		
4	% completion of Construction Work (as per Project Architect's Certificate)		



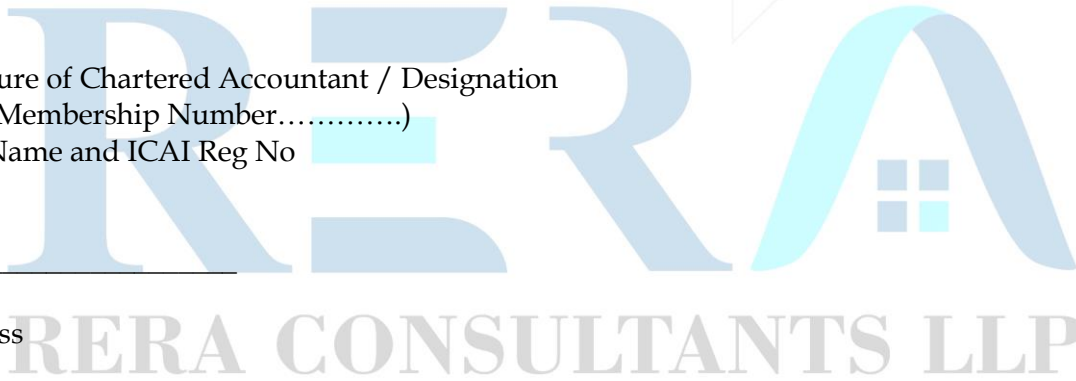
5	Proportion of the Cost incurred on Land Cost and _____ % Construction Cost to the Total Estimated Cost (3/2)		
6	Amount Which can be withdrawn from the Designated Amount Total Estimated Cost incurred (Sr. number 2 * Sr. number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		
7	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.

Yours Faithfully

Signature of Chartered Accountant / Designation
(ICAI Membership Number.....)
Firm Name and ICAI Reg No

Name
Address



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sl.No	Particulars	Amount Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	
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)	
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 Avg Selling Rate multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	
4	Estimated receivables of ongoing project- Sum of 2 + 3(ii)	
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	%

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.

Yours Faithfully

Signature of Chartered Accountant / Designation
(ICAI Membership Number.....)
Firm Name and ICAI Reg No



On letter head of CA (other Statutory Auditor of Entity)

Name
Address

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr.No.	Flat No.	Carpet Area (in sq mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential /commercial premises Rs _____ per sm.

Sl.No	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)

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