

Y. R. GOSWAMI & CO.

Chartered Accountant

2, New Manu Bhavan, Bhagatsing Road, Vile Parle (West) - Mumbai-400059
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FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT UNDER MAHARASHTRA REAL ESTATE AND REGULATION ACT 2016)

COST OF REAL ESTATE PROJECT OF "JITEN CO-OPERATIVE HOUSING SOCIETY LIMITED" OF KEY TECH., SITUATED AT C.T.S. No. 636, 95-A JAI PRAKASH ROAD, ANDHERI (W) MUMBAI - 400 058

SN	Particulars	AMOUNT (RS.)	
1(i)	Land Cost :	Total Estimated Cost	Cost Incurred till 31st Mar, 2021
	A. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred/payable on Land Cost and legal cost	1,697.68	586.57
	B. Amount of Premium payable/paid 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)	1,096.90	-
	D. Amounts payable/paid 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	367.24	334.34
	E. Land Premium payable/paid 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.	1,588.08	-
	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.	1,204.22	13.53
	Sub-Total of LAND COST	5,954.14	934.43
ii)	Development Cost/ Cost of Construction :		
	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 Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered	2,832.04	-
	(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	442.01	0.86

	b) Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	2,123.37	-
	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; (Refer Note-3)	1,109.19	59.14
	Sub-Total of Development Cost	6,506.62	60.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column (Refer Note-1)		
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	12,460.75	994.43
4	% completion of Construction Work (as per Project Architect's Certificate)		0%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		8%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		994.43
7	Less: Amount withdrawn till 28.02.2021 as per the Books of Accounts and Bank Statement (i.e. Amount Received from Customers only)		-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		994.43

Notes

- The Total Estimated cost of construction is as Certified by Engineer and the total estimated land cost and other total estimated Development Cost/Cost of Construction are as certified by the management of the firm.
- As per Circular No 5/2017 Dated 28/06/2017 issued by Maharashtra Real Estate Regulatory Authority the fair market value of the Acquisition cost of land shall be the Indexed Cost of Acquisition. However the promoter has taken only the actual cost of Acquisition of land which is lower than the Indexed cost.
- The Firm has undertaken the project of **Jiten.**, during the financial year 2020-21, partly with estimated borrowed funds of 21.68 Cr and interest cost of the same will be on the estimated cost of fund to be borrowed from the Banks or financial institutions according to requirements of the firm.
- This certificate is being issued for RERA compliance for Project of **KEY TECH OF - JITEN CO - OPERATIVE HOUSING SOCIETY LIMITED.**, Situated at CTS No 636. 95 - A, Jai Prakash Road, Andheri (west) - 400 058 and is based on the records and documents produced before me and explanation and information given to me by the Partners of the firm.

For **Y.R. GOSWAMI & CO.**

Chartered Accountants

(Firm Registration No: 103348W)

YOGESH R. GOSWAMI

Proprietor

(Membership No. 39405)

UDIN: XXXXXXXXXXXXX

Date: 07-09-2021

Place: Mumbai

Sr Nos	Particulars	Amount as on 31-03-2021
	Additional Information for On Going Project	
1	Estimated Balance Cost to Complete the Real Estate Project (Difference between Total Estimated Project cost less Cost Incurred)	11,466
2	Balance Amount of Receivable from Sold Apartments (There is no Sales in this project)	12,567
3	(i) Balance of Unsold Area (Refer Note i)(in Sq mtr) As Certified by the Management only	7,208
	(ii) Estimated amount of Sales Proceeds in respect of unsold apartments (calculated as per the market value estimated by the partner) (Refer note 2)	12,567
4	Estimated receivable from the ongoing project (Sum of 2+3(ii))	12,567
5	% of Amount to be deposited in Designated Bank account	70%

Note

- 1 The unsold area is as certified by the partners of the Firm.
- 2 The Estimated value of the sales proceeds are taken as per the prevailing market rate given by the partner instead of the ASR multiplied to unsold area

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For Y.R. GOSWAMI & CO.

Chartered Accountants

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