



ANNEXURE-19

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Withdrawal from RERA Designated Account)

Name of the Promoter : M/s. Avinash Developers Pvt. Ltd.

Name of the Project : Avinash New County

CGRERA REGD.NO. PCGRERA 080618000115

(All figures in Rs. Lakh)

| Sr.<br>No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Amount (Rs.) |                     |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|
|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Estimated    |                     |
| 1          | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3            | 4                   |
| 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 (including legal cost).<br>( as per Note-1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2507.05      | 1613.63             |
| b.         | Amount of Premium paid or payable to obtain development rights, FAR, additional FAR, and any other charges (including diversion charges) to Competent Authority or State Government.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                     |
| c.         | Acquisition cost of TDR (Transfer of Development Rights), if any;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |                     |
| d.         | Amounts payable to State Government or Competent Authority or any other<br><br>Statutory Authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; (if not included in (a) above)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 70.2         | 70.2                |
| e.         | Land Premium payable for redevelopment of land owned by public authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                     |
| f.         | Under Rehabilitation scheme:<br>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer<br>(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.<br><b>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b><br>(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.<br>(iv) Cost of premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.<br><b>Sub-Total of LAND COST</b> | 2577.25      | 1683.83             |
| ii.        | <b>Development Cost/ Cost of Construction :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |                     |
| a.         | (i) Estimated Cost of Construction as certified by Engineer ( as per Annexure-4)<br>(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA<br><b>Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b><br>(iii) On-site expenditure for development of entire project excluding cost of construction as per (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage,                                                                                                                                                                                                                                                                                                        | 13301.44     | 10070.65<br>9969.30 |
|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2199.91      | 1856.08             |





| Sr.<br>No. | Particulars                                                                                                                                                                                                                               | (Rs.)<br>Estimated |          |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------|
| 1          | 2                                                                                                                                                                                                                                         | 3                  | 4        |
|            | 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.        |                    |          |
| b.         | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.                                                                                                                                                 |                    |          |
|            | <b>Project Clearance Fees</b>                                                                                                                                                                                                             |                    |          |
|            | Fees paid to RERA                                                                                                                                                                                                                         | 5.00               | 5.00     |
|            | Fees paid to T&CP Dept.                                                                                                                                                                                                                   |                    |          |
|            | Fees paid to Local Authority (Municipal/ Panchayat)                                                                                                                                                                                       | 14.36              | 14.36    |
|            | Consultant/Architect Fees (directly attributable to project)                                                                                                                                                                              | 170.00             | 158.2    |
|            | (e)Any other (specify)                                                                                                                                                                                                                    | 0.00               | 0        |
| c.         | Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;                                                       | 1694.50            | 1343.33  |
|            | <b>Sub-Total of Development Cost</b>                                                                                                                                                                                                      | 17385.21           | 13346.27 |
| 2.         | <b>Total Estimated Cost of the Real Estate Project</b>                                                                                                                                                                                    | 19962.46           |          |
|            | <b>[1(i) + 1(ii)] of Estimated Column</b>                                                                                                                                                                                                 |                    |          |
| 3.         | <b>Total Cost Incurred of the Real Estate Project</b>                                                                                                                                                                                     |                    | 15030.10 |
|            | <b>[1(i) + 1(ii)] of Incurred Column</b>                                                                                                                                                                                                  |                    |          |
| 4.         | <b>% completion of Construction Work</b>                                                                                                                                                                                                  |                    | 82.70%   |
|            | <b>(as per Project Architect's Certificate)</b>                                                                                                                                                                                           |                    |          |
| 5.         | <b>Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost in percentage. (i.e. x 100)</b>                                                                                                              |                    | 75.29    |
| 6.         | <b>Amount Which can be withdrawn from the RERA Designated Account</b>                                                                                                                                                                     |                    | 15030.1  |
|            | <b>(Total Estimated Cost * Proportion of cost incurred (Sr. number 2 *Sr. number 5)</b>                                                                                                                                                   |                    |          |
| 7.         | <b>Less: Amount withdrawn as on the date of making application for registration of the project as per the Books of Accounts and Bank Statements ( Note 2) plus subsequent withdrawals done from the RERA designate Account till date.</b> |                    | 9635.62  |
| 8.         | <b>Net Amount which can be withdrawn from the RERA Designated Bank Account under this certificate</b>                                                                                                                                     |                    | 5394.48  |

This certificate is being issued on specific request of M/s. Avinash Developers Pvt. Ltd. (Promoter's Name) for CG-RERA compliance. The certificate is based on the information/records/documents/books of accounts of the Promoter, and is true to the best of my knowledge and belief.

Signature of the Chartered Accountant

For, Bamb Taori & Co.,

Chartered Accountants

(Registration No. 002026C)

Ankur Chordia

Partner

(Membership No.410582)



Place : Raipur

Date : 19.01.2019



**NOTE-1**

Cost of land shall be valued as per the Collector's guideline value as on the date of commencement of the project, or the cost of acquisition whichever is more.

**Note 2:**

**Amount withdrawn as on the date of making application for registration of Real Estate Project as per the Books of Accounts and Bank Statement ( for on going Projects) shall be lower of the two as under :**

| Sr.No | Particulars                                                                                                                                    | (Rs.) | (Rs)     |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------|
|       |                                                                                                                                                |       |          |
| 1     | 100% of the amount received towards the consideration of the sale of the apartment of the real estate project till the date of registration or |       | 9620.12  |
| 2     | Amount of project cost incurred as reflected at clause number 3 of the certificate of CA issued                                                |       | 15030.10 |
| 3     | Amount to be considered as withdrawn for the purpose of CGRERA lower of the above two figures.                                                 |       | 9620.12  |

