



ANNEXURE - 5

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of registration and quarter update of the project)
(As on 30.11.2019)

Name of the Promoter : **M/s. Cosmos Developers**

Name of the Project : **Avinash New Town**

CG RERA Registration No. - **applied**

(All figures in Rs. Lakh)

Sr. No.	Particulars		Amount(In Rs. Lakhs)	
			Estimated	Incurred
1	2		3	4
1.	i.	Land Cost :		
	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost (including legal cost). (As per Note-1)	7,432.15	7,432.15
	b.	Amount of Premim paid or payable to obtain FAR, additional FAR, and any other charges (including diversion charges) to Competent Authority.	-	-
	c.	Amounts payable to State Government or Competnt Authority or any other Statutory Authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; [if not included in (a) above]	-	-
		Sub-Total of LAND COST	7,432.15	7,432.15
	ii.	Development Cost/Cost of Construction :		
	a.	(i) Total Cost of Construction as certified by Engineer (AS per Annexure-4) Certificate No. : ANT/19-20/I Dated : 06.12.2019	3,033.84	6.80
		(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)		6.56
		(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, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. all costs directly incurred to complete the construction of the entire phase of the project registered.	110.15	1.07





Sr. No.	Particulars		Amount (Rs.)	
			Estimated	Incurred
1	2		3	4
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to T&CP Dept. (c) Fees paid to Local Authority (Municipal/Panchayat) (d) Consultant/Architect Fees (directly attributable to project) (e) Any other (specify)		
		(a) Fees paid to RERA	2.00	-
		(b) Fees paid to T&CP Dept.	60.50	58.07
		(c) Fees paid to Local Authority (Municipal/Panchayat)	-	-
		(d) Consultant/Architect Fees (directly attributable to project)	20.00	5.92
		(e) Any other (specify)	-	-
	c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	425.50	-
		Sub-Total of Development Cost	3,651.99	71.62
2.		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	11084.14	
3.		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	7503.77	
4.		% completion of Construction Work (as per Project Architect's Certificate) Certificate No. ANT/19-20-I Dated : 06.12.2019	0.00%	
5.		Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost in percentage, (i.e. x 100)	67.70%	

This certificate is being issued on specific request of M/s. Cosmos Developers (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.

Place : Raipur
Dated : 07-12-19

Signature of the Chartered Accountant
For, S. K. Shrivastava & Associates
Chartered Accountants
Registration No. 020326C)



Sushant Shrivastava
Proprietor
(Membership No.427630)
UDIN: 19427630AAAACV2160

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 Not applicable to first time registration.

For, Cosmos Developers

Partner