



470

Annexure-5

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of registration of the project)

Name of the Promoter : M/s. ADPL ESTATES PVT. LTD.

Name of the Project : Avinash Garden City

(All figures in Rs. Lakh)

Sr. No.	Particulars	Amount (Rs. in laks)	
		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)	1006.94	1006.94
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.	0	0
c.	Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
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; (if not included in (a) above)	0	0
e.	Land Premium payable for redevelopment of land owned by public authorities.	0	0
f.	Under Rehabilitation scheme:	0	0
	(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.		
	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 premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of LAND COST	1006.94	1006.94
ii.	Development Cost/ Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by Engineer (as per Annexure-4)	1760.20	775.46
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		626.19
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	(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 costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	125.84	12.74





477

Sr. No.	Particulars	Amount (Rs. in laks)	
		Estimated	Incurred
1	2	3	4
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		
	Project Clearance Fees		
	Fees paid to RERA	0.90	0
	Fees paid to T&CP Dept.	40.25	35.52
	Fees paid to Local Authority (Municipal/ Panchayat)	0.00	0
	Consultant/Architect Fees (directly attributable to project)	32.50	30.66
	(e)Any other (specify)	0	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 ;	571.65	47.81
	Sub-Total of Development Cost	2531.34	752.92
2.	Total Estimated Cost of the Real Estate Project	3538.28	
3.	Total Cost Incurred of the Real Estate Project		1759.86
4.	% completion of Construction Work (as per Project Architect's Certificate)		44.06
5.	Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost in percentage. (i.e. x 100)	49.74	

This certificate is being issued on specific request of ADPL Estates 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, S. K. Shrivastava & Associates
Chartered Accountants
(Registration No. 020326C)

Sushant Shrivastava
Proprietor
(Membership No.427630)



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.

GUIDANCE NOTE FOR THE CA:

The Chartered Accountant should be "Practicing Chartered Accountant".

The statutory auditor and the CA issuing certificate for project registration and withdrawal from CG-RERA Designated Accounts, should be different entities.

The CA shall be held responsible and accountable for any wrong information in the certificate. The CA shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the ICAI to initiate necessary disciplinary action including revocation of membership.

This Certificate should be issued on the letterhead of the CA, affixing his stamp/seal, along with CA's signature on each page. The CA shall also mentioned the membership number below his signature.

ADPL ESTATES PVT. LTD

Director