



SYED FAIZAN ALI
CHARTERED ACCOUNTANT

Syed Faizan Ali

FCA., L.L.B., M.Com

+91 99 77 949 849

ca.syedfaizanali@gmail.com

Format — 2 A

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF REGISTRATION OF NEW & ON-GOING PROJECT under RERA)

Information as on _____
(Mention date at the time of application)

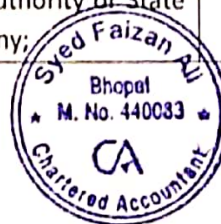
No.:

Date: 30/06/2024

Subject: Certificate of amount incurred on **Courtyard Prime** for Construction of Developed plot of lands situated on Plot bearing Khasra no. 62/8/1/1, 62/8/2/1, 62/8/3/1, 83/8/2/1, 83/8/3/1/1, 83/8/3/1/2, 83/8/3/1/3, 83/8/3/1/4, Village-Kokta, Tehsil-Huzur, District-Bhopal, demarcated by its boundaries (latitude and longitude of the end-points) 23.26972, 77.50998 to the North 23.26699, 77.51424 to the South 23.26972, 77.51424 to the East 23.26699, 77.50998 to the West of Village Kokta, Tehsil Huzur, District Bhopal, PIN 462022, Admeasuring 48530 sq. meter area, being developed by Promoter: Terra Verde Builders And Developers LLP Through Partners 1. Chandrashekhar Pandey, 2. Gourav Singh Chouhan, 3. Shahid Ahmed, 4. Shubham Singh Rajput Co-Promoter/Landowner: - 1. Shakeel Ahmed, 2. Shahid Ahmed, 3. Shahryaar Ahmed, 4. Shahwar Ahmed, 5. Shariq Ahmed, 6. Tariq Ahmed, 7. Shahvez Ahmed, 8. Sohail Ahmed

Cost of land & on site construction of Real Estate Project (All figures in Rs. Lakh)

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up to now
1	2	3	4
1.	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	1466.28	1466.28
	(b) Amount payable to obtain development rights, additional, FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	00.00	00.00



SYED FAIZAN ALI

51/3, Barber Street, Ginnori, Bhopal (M.P.) - 462001



SYED FAIZAN ALI

CHARTERED ACCOUNTANT

Syed Faizan Ali

FCA., L.L.B., M.Com

+91 99 77 949 849

ca.syedfaizanali@gmail.com

	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;		
	(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);	00.00	00.00
		71.48	71.48
	SUB TOTAL LAND COST (in Rs.)	1537.76	1537.76
2.	Project Clearance Fees		
	(a) Fees paid to RERA	3.47	0.00
	(b) Fees paid to T&CP Dept.	3.89	3.89
	(c) Fees paid to Local Authority (Municipal/ Panchayat)	93.73	90.64
	(d) Consultant/Architect Fees (directly attributable to project)	2.00	2.00
	(e) Any other (specify)	0.00	0.00
	SUB TOTAL FEES PAID (in Rs.)	103.09	96.53

1	2	3	4
3.	Cost of Development / Cost of construction		
	(a) Cost of services (water, electricity, to construction site);		
	(b) Depreciation cost of machinery and equipment purchased, or hire and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	857.70	0.00
	(c) Cost of material actually purchased;		
	(d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project);		
	SUB TOTAL DEVELOPMENT COST (in Rs.)	857.70	0.00
4.	Total for PROJECT (Row 1+ Row 2+ Row 3)	2498.55	1634.29
5.	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	0%	
5a.	% completion of total project (including cost of land and project clearance fees paid)	65.41%	



SYED FAIZAN ALI

51/3, Barber Street, Ginnori, Bhopal (M.P.) - 462001



SYED FAIZAN ALI
CHARTERED ACCOUNTANT

Syed Faizan Ali

FCA., L.L.B., M.Com

+91 99 77 949 849

ca.syedfaizanali@gmail.com

	[(Column 4 of Row 4 / Column 3 of Row 4) * 100]	
6.	Total amount received from allottees (in Rs.)	0.00
6a.	70% Amount to be deposited in Designated Account (0.7*Row 6)	0.00
7.	Total balance amount receivable from allottees (only booked property)	0.00
7a.	70% of receivables (0.7 * Row 7)	0.0
8.	Total of (Row 6a + Row 7a)	0.00
9.	Amount that can be withdrawn from Designated a/c, i.e. (Row 8 * Row 5a) or (Column 4 of Row 4), whichever is less	N.A.
10.	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	N.A.
11.	Balance available in Designated A/c.	N.A.
12.	Amount to be replenished before next quarter submission of CA certificate (Row 10 – Row 9)	N.A.

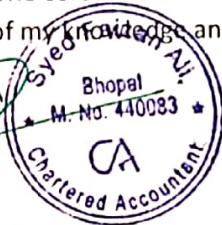
This certificate is being issued on specific request of M/s Terra Verde Builders And Developers LLP for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

CA. Syed Faizan Ali

M. No. 440083

UDIN: 24440083BKAFXK4553

Date: 30/06/2024



Note:-

Refer to Guideline for Designated Account document and fee details available in DOWNLOAD section of RERA Website.

SYED FAIZAN ALI

51/3, Barber Street, Ginnori, Bhopal (M.P.) - 462001