



K VERMA & CO

Gurdwara Road, Main Bazaar, Near Dharampura

Pinjore, Panchkula - 134102

Contact: 9468027020, 9041400635

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

M/s MVD Buildwell Private Limited

Tehsil Kharar

Distt: SAS Nagar

Punjab

Subject: Cost of Real Estate Project Real Estate Regulatory Authority, Punjab

Project Name: Nature City

Registration Number: Applied For

S No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1. (i)	Land Cost:	Rs. 3,39,05,000/-	Rs. 3,39,05,000/-
	(a) Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		
	(b) Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority		
	(c) 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; and

(ii) Development Cost/ Cost of Construction : Rs. 91,00,000/-

- (i) Estimated Cost of Construction as certified
by Engineer: Nil
(Certified by Pioneer Design Group, # 834 TDI City,
Sector - 117, SAS Nagar):
- (ii) Actual Cost of construction incurred as per the
books of accounts as verified by the CA
Nil

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 (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.

Nil

All costs directly incurred to complete the construction
of the entire phase of the project registered.

- (a) Payment of Taxes, cess, fees, charges, premiums,
Interest etc. to any statutory Authority.
- (b) 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.

Sub-Total of Development Cost

Nil

2. Total Estimated Cost of the Real Estate Project: Rs. 4,30,05,000/-
[1(i) + 1(ii)] of Estimated Column

3. Total Cost Incurred of the Real Estate Project: Rs. 3,39,05,000/-
[1(i) + 1(ii)] of Incurred Column

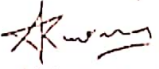
4. % completion of Construction Work: Nil

(Certified by Pioneer Design Group, # 834 TDI City,
Sector – 117, SAS Nagar)

5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost. [S No. 3 / S No. 2 (in %)]: 78.84%
6. Amount which can be withdrawn from the Designated Account:
Total Estimated Cost * Proportion of cost incurred
(Sr. number 2 * Sr. number 5) N.A.
7. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement: -N.A.-
8. Net Amount which can be withdrawn from the Designated bank account under this certificate: -N.A.-

This certificate is being issued for RERA compliance for M/s MVD Buildwell Private Limited (Promoter) and project name "Nature City" at Kharar, Distt. SAS Nagar, Punjab and is based on the records and documents produced before me and explanations provided to me by the management of the company.

For K VERMA & CO
Chartered Accountant
FRN: 033674N


Kunal Verma

M No. 550170

Place: Panchkula

Date: 06/01/2020

UDIN:

