



Annexure A

**FORM-3 [see Regulation 3]**

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

Cost of Real Estate Project

: **ATLANTIS GRAND**

Real Estate Regulatory Authority, Punjab Regn. Number ... : **APPLIED FOR**

( FIG. IN LACS – INR)

Sr. No.	Particulars	Amount (Rs.) Estimated	Amount (Rs.) Incurred
1 (i)	<b>Land Cost :</b>		
a.	Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	579.96	472.15
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	75.00	43.75
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	60.00	49.30
1.	<b>Sub – Total of Land Cost</b>	714.96	565.20
(ii)	<b>Development Cost/ Cost of Construction :</b>		
(a)	(i) Estimated Cost of Construction as certified by Engineer	4999.45	----



	<p>(ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA <b>(Provisional as on 31-03-2024)</b></p> <p><b>Note :</b>( for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</p> <p>(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.</p> <p>All costs directly incurred to complete the construction of the entire phase of the project registered.</p>	-----	833.35
(b)	Payment of Taxes, cess, fees, charges premiums, interest etc. to any statutory Authority.	100.00	35.45
©	Principal sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	NO LOAN PROPOSAL AS YET	-NIL -
2.	<b>Sub – Total of Development Costs</b>	5099.45	868.80
3.	<b>TOTAL COSTS OF PROJECT</b>	5814.41	1434.00

4. %age Completion of Construction Work  
( As per Architect's Certificate )      ---      7.00 %
5. Proportion of the Cost Incurred on Land Cost and  
Construction Cost to the Total Estimated Cost      ---      24.66 %
6. Amount that can be withdrawn from the



	designated Account	- NIL -	- NIL -
7.	Less : Amount withdrawn till date of this Certificate	- NIL -	- NIL -
8.	Net Amount that can be withdrawn under this Certificate	- NIL -	- NIL -

This Certificate is being issued for RERA Compliance for the firm M/s **KRISHNA BUILDERS** ( Project : **ATLANTIS GRAND** ) and is based on the records and documents produced before me and the explanation provided by the management of the firm in this regard.

Zirakpur  
April, 02, 2024

UDIN : 24094035BKIKYF3588



For JAIN ROHIT & CO.,  
Chartered Accountants

*Mohan Dutt Sharma*

( CA. MOHAN DUTT SHARMA )  
M.No. : 94035



**ANNEXURE – A**

**ADDITIONAL INFORMATION FOR ONGOING PROJECTS**

As the Project is at the initial stage of Construction and applied for Fresh Registration of its project with Punjab RERA, so it is **- NOT APPLICABLE --**

**(UNSOLD INVENTORY VALUATION)**

As the Project is at the initial stage of Construction and applied for Fresh Registration of its project with Punjab RERA, so it is **- NOT APPLICABLE --**

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs \_\_N/A\_\_\_\_ per sm

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
		--NIL --	

Sr. No. Flat No. Carpet Area (in sq.mts.) Unit Consideration as per Read Reckoner Rate(ASR)

**- NOT APPLICABLE --**

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

**- NOT APPLICABLE --**

This Certificate is being issued for RERA Compliance for the firm M/s **KRISHNA BUILDERS** ( Project : **ATLANTIS GRAND** ) and is based on the records and documents produced before me and the explanation provided by the management of the firm in this regard.

For JAIN ROHIT & CO.,  
Chartered Accountants

*(Signature)*

( CA. MOHAN DUTT SHARMA )  
M.No. : 94035

Zirakpur  
April, 02, 2024

UDIN : 24094035BKIKYF3588\*

