FORM-3

(See Regulation 5)

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration/Quarterly Updates/Completion of the of a project and subsequent withdrawal of money from Separate account of the Project)

To

The Promoter:

Project Name:

Project Registration Number:

Period: ____/___/20 to ___/_____/20

Sub: Certificate of Financial progress of work of <project Name> having TG RERA Registration number_____ being developed by <Promoter Name>.

Sir,

This certificate is being issued for RERA compliance for the <Project Name> having TG RERA Registration _____ being developed by <Promoter Name> and is based on the records and documents produced before me and explanations provided to me by the management of the company; based on the verification of books of accounts for the Quarter ended_____.

Table A- Estimated Cost of the Project (at the time of Registration of Project)

SL.NO		**Particulars**	**Amount (In Rs)**	
			Estimated (Column-A)	**Incurred (Column-B)**
1	**(I)**	**Land Cost:**		
	a.	Cost of Land or Development Rights, lease Premium, least rent, interest cost incurred or payable on Land Cost and legal cost.		

	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, and any other incentive under DR from Local Authority or State Government or any Statutory Authority.		
	c	Acquisition cost of TDR (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. and		
	e	Land Premium payable as per annual statement of rates (ASR) for developmental of land owned by Public Authorities.		
	f	Under Redevelopment/Rehabilitation Scheme:		
	(i)	Estimated construction cost of redeveloped/rehab building including site development and infrastructure for the same as certified by Engineer (Column-A)		
	(ii)	Actual Cost of construction of redeveloped /rehab building incurred as per the books of accounts as verified by the CA (Column-B)		
	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)	Fees, charges and security deposits or maintenance deposits, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
		Sub -Total of LAND COST		
	(II)	**Development Cost/Cost of Construction:**		

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	a	**(i) Estimated Cost of Construction as Certified by Engineer (Column-A)**		
		(ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column- B)		
		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, consumable etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.		
	c	Interest payable to financial institutions, scheduled banks, non- banking financial institution on construction funding or money borrowed for construction.		
		Sub- Total of = Development Cost		
		Total Estimated Cost of the Real Estate Project (1(I) + 1(II) of Estimated Column - A		
		Total Cost incurred and Paid of the Real Estate Project (1(I) + 1 (II) of incurred and Paid Column – B		
		Percentage of completion of Construction Work. (as per Project Architect's Certificate on completion of project) %		
		Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (Sl.No.3/2___%		

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		Amount which can be withdrawn from the Designated Account Total Estimated Cost x Proportion of cost incurred and paid (Sl. number 2 x Sl. Number 5)		
		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		
		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		

Table B: Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

(A) Booked Inventory

Sl. No.	Block/Type/ Bungalow/ Category (as per Form 1)	Flat/Bungalow/ Office/ Plot No.(s)	Built up Area (in Sq. Mts	Unit amount Consideration as per agreement (as per Clause 1(b) of the Model Form of Agreement to be entered between Promoter and Allottee(s)	Received amount	Balance Amount

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(B) Unbooked Inventory Valuation of the Residential/commercial/Plotted Rs per Sq. Mts.

Sl. No.	Block/Type (as per Form 1)	Flat/Office/ Plot No.(s)	Built up Area (in Sq. Mts)	Estimated Amount of Sale Proceeds

	Total Proposed	**Total Booked**
No. of Covered Parking		
No. of open parking		

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Table C: Details of RERA Bank Accounts:

Particulars	**Collection Account of the Project**	**Separate Account of the Project**	**Transaction Account of the Project**
Account No			
Bank IFSC Code			
Bank Name			
Opening Balance as on __/__/20__			
Deposits during the period__/__/20__ to __/__/20__			
Withdrawals during the period__/__/20__ - to __/__/20__			
Closing Balance as on __/__/20__			

I hereby Certify that required proportion of money, as specified in the Act, collected from allottees of the project unit as indicated in Table B has been deposited in Designated RERA Bank Account.

I hereby certify that (Name of promoter) has utilized the required proportion of money, as specified in the Act, collected from allottees for this project only land and construction of this project.

Table D: Means of Finance

S.No	Particulars	Estimated (At time of Registration) (In Rs) (Proposed and indicative)	Proposed/Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds			
2	Total Borrowed Funds (Secured) - Drawdown availed till date			
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date			
4	Customer Receipts used for project			
5	Total funds for project			
6	Total estimated cost as per Table A			

Yours faithfully,

Name and Signature of Chartered Accountant with Stamp.

For (Name of CA Firm)

Partner/Proprietor

(Membership Number)

UDIN:

Sd/-
Secretary
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(ADDITIONAL INFORMATION)

1	Estimated Balance Cost to complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	
2	Balance amount of receivables from booked apartments as per Table B to this Certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	
3 (i)	Balance Unbooked area (to be certified by Management and to be verified by CA from the records and books of accounts)	
3 (ii)	Estimated amount of sales proceeds in respect of unbooked Units as per Table B to this certificate.	
4	Estimated receivables of the project. Sum of 2+3 (ii)	
5	Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of the project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	

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