



A. M. N. & CO.
 MOHAMMEDUMAR MOHAMMEDISHAK ABBASI(146646)
 302-205, MAHAKANT COMPLEX, OPP. V S HOSPITAL, ELLISBRIDGE, AHMEDABAD.,
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Form 3

(See Regulation 3)

CHARTERED ACCOUNTANTS CERTIFICATE

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

Real Estate Project Registration Number: null

Sr. No.	Particular		Amount (in Rs.)	
			Estimated (Column - A)	Incurred & Paid (Column - B)
	Land Cost:			
1	a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	25,000,000	25,000,000
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	1,000,000	332,580
	c	Acquisition cost of TDR (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.	1,552,103	1,552,103
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	0	0
	f	Under Re-development/Rehabilitation Scheme:	Applicable	No
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0	0
	(ii)	Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	0
	(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.	0	0
	(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0	0
		Sub-Total of Land Cost	27,552,103	26,884,683
	Development Cost/Cost of Construction:			
	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	29,034,707	
	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)		199,095

			Amount (in Rs.)	
	a (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. All costs directly incurred to complete the construction of the entire phase of the project registered.	7,258,677	13,119
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	1,154,513	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:	0	0
		Sub-Total of Development Cost	37,447,897	212,214
2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A		65,000,000
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B		27,096,897
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		0
5		Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)		42
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)		27,096,897
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		0
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		27,096,897

This certificate is being issued for RERA compliance for the CompanyPromoter's Name : **ETIHAD DEVELOPERS** Project's Name : **SHAHIN AVENUE** and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till : **25/12/2019**

Yours Faithfully,Name of Chartered : **MOHAMMEDUMAR MOHAMMEDISHAK ABBASI**

For (Name of CA Firm) : **A. M. N. & CO.**

Partner/Proprietor(Membership Number) : **146646**

COP Date : 30/05/2012
place : AHMEDABAD

Details of Project Loan and Lenders::

Lender Name	Not Available	Amount of Loan taken for Project as per Agreement (INR)	Not Available
Loan Agreement	Not Available	Loan Disbursal Received (INR)	Not Available
Mortgage Deed	Not Available	Loan Repaid (INR)	Not Available
Total Number of Project Units Mortgaged:	Not Available	Balance of Loan (Out Standing) (INR)	Not Available

Details of Separate RERA Bank account:

Bank Name	HDFC	Branch Name	RELIEF ROAD
Account Number	50200046795191	Account Name	ETIHAD DEVELOPERS SHAHIN AVENUE RERA ACCOUNT
IFSC Code	HDFC0000901	Opening Balance	0
Opening Balance Date	03/01/2020	Deposit during the period	0
Withdrawal during the period	0	Closing Balance	0
Closing Balance Date	04/01/2020	State	Gujarat

(ADDITIONAL INFORMATION FOR PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	37,903,103
2		Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant's as verified from the records And books of Accounts)	0
3	(i)	Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts)	1,469
	(ii)	Estimated amount of sales proceeds in respect of unbooked apartments as per Annexure-A to this certificate.	76,300,000
4		Estimated receivables of project. Sum of 2 + 3 (ii)	76,300,000
5		Amount to be deposited in Designated Account is 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of project will be deposited in designated Account.	70

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The physical progress of the project as certified by the architect (Form-1) and engineer (Form-2) seems in coherence with actual expenditure incurred & paid considering project specifications

The variation is on account of the following reasons provided by the promoters of the project.

YES
Reason
Not Available

Yours Faithfully, Name of Chartered Accountant's : **MOHAMMEDUMAR MOHAMMEDISHAK ABBASI**

For (Name of CA Firm) : **A. M. N. & CO.**

Partner/Proprietor (Membership Number) : **146646**

UDI Number : **20146646AAAAAB4648**

CA FRN Number : **127554W**

CA Designation : **Partner**

Notes to Certificate : **NA**

COP Date : 30/05/2012
place : AHMEDABAD

[FORM-3(Annexure)]

Statement of calculation of receivables from the real estate project

Block/Type/Bungalow/Office/Category (as per form-1)	Flat/Bungalow/Office No./Plot No.	Usage	Carpet Area(in Sq. Mts.)	Area of Exclusive Balcony/Verandah (in Sq. Mts.)	Status	Unit Amount Consideration(INR)	Received Amount(INR)	Balance Amount(INR)	Date Of Agreement Of Sale	Encumbrance Status	Allottee Name	Type of KYC	KYC ID	Mobile Number	RED EVEL OPMENT
A	GF-1	Shop	27	0	UNBO OKED	3000000	0	3000000		No Encumbrance					NO
A	GF-2	Shop	27	0	UNBO OKED	2500000	0	2500000		No Encumbrance					NO
A	GF-3	Shop	28	0	UNBO OKED	2500000	0	2500000		No Encumbrance					NO
A	GF-4	Shop	35	0	UNBO OKED	3000000	0	3000000		No Encumbrance					NO
A	FF-101	Shop	21	0	UNBO OKED	2500000	0	2500000		No Encumbrance					NO
A	FF-102	Shop	22	0	UNBO OKED	2500000	0	2500000		No Encumbrance					NO
A	FF-103	Shop	23	0	UNBO OKED	2500000	0	2500000		No Encumbrance					NO
A	FF-104	Shop	39	0	UNBO OKED	2800000	0	2800000		No Encumbrance					NO
A	101	Residential	57	2	UNBO OKED	2500000	0	2500000		No Encumbrance					NO
A	102	Residential	57	2	UNBO OKED	2500000	0	2500000		No Encumbrance					NO
A	201	Residential	57	2	UNBO OKED	2500000	0	2500000		No Encumbrance					NO
A	202	Residential	57	2	UNBO OKED	2500000	0	2500000		No Encumbrance					NO
A	203	Residential	57	2	UNBO OKED	2500000	0	2500000		No Encumbrance					NO
A	204	Residential	57	2	UNBO OKED	2500000	0	2500000		No Encumbrance					NO

A	301	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	302	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	303	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	304	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	401	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	402	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	403	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	404	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	501	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	502	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	503	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	504	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	601	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	602	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	603	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO
A	604	Residential	57	2	UNBOOKED	250000	0	250000		No Encumbrance					NO

SUMMARY

No of Unit	Status	Total Carpet Area	Unit Amount (INR)	Received Amount(INR)	Balance Amount(INR)
0	Booked	0	0	0	0
30	UnBooked	1,469	76,300,000	0	76,300,000

Details

Proposed Booked

Number of Garages	0	0
Number of Covered Parking	0	0
Number of Open Parking	80	

