

ACCOUNT HEAD AS PER BOOKS OF ACCOUNTS, AS PER CONSTRUCTION WORKING PROGRESS ACCOUNT, FOR THE YEAR ENDED	AMOUNT
<u>LAND COST</u> <u>Acquisition Cost towards</u> Land Development Rights Lease Premium paid Lease Rent paid <u>Interest cost incurred or payable to</u> Financial Institutions Scheduled Banks NBFC Money Lenders others <u>Legal cost/Advocate Fees</u> <u>Commission/Brokerage</u> <u>Overhead cost, marketing cost, legal cost and supervision cost</u> <u>Amount of Premium paid/ payable Local Authority / State Government / any Statutory Authority towards</u> Development rights FSI Additional FSI Fungible area any other incentive under DCR <u>Acquisition cost of TDR</u> <u>Amounts payable to State Government/competent authority/any other statutory authority of the State/Central Government, towards</u> Stamp Duty Transfer charges Registration fees <u>Land Premium payable as per annual statement of rates (ASR) for Redevelopment of land owned by public authorities.</u> <u>Construction cost of Rehab Building for Slum dwellers/tenants/members of the Society/Government/appropriate authority</u> Maintenance Deposits/Security Deposits Corpus amount Concession premium or fees Shifting charges Rent/ Cost of temporary transit accommodation Brokerage Cost towards clearance of land all or any encumbrances Cost of removal of legal/illegal occupants Other overhead cost	
TOTAL (1)	

ACCOUNT HEAD AS PER BOOKS OF ACCOUNTS, AS PER CONSTRUCTION WORKING PROGRESS ACCOUNT, FOR THE YEAR ENDED	AMOUNT
<u>DEVELOPMENT COST/ COST OF CONSTRUCTION :</u> Construction cost Electrical Fitting Charges Electrical Work Labour Charges Plumbing Work Purchase of Constrction Material Transport Water Proofing Expenses <u>On-site expenditure for development of entire project</u> Salaries Consultants fees/ Architect Fees/Designing Charges/Professional Fees Site overheads Development works Water charges Electricity charges Sewerage charges Drainage charges Layout roads Site machineries and equipment machineries and equipment hire and maintenance costs machineries and equipment consumables Other Direct Costs Insurance Expenses Security Charges Survey charges Telephone Charges <u>Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority</u> BMC - Assessment Tax BMC - Pestcontrol Expense BMC - Scrutiny Fees BMC - Water Charges BMC -CFO Approval LBT Expenses S.R.A Expenses <u>Interest cost incurred or payable for borrowings for construction</u> Financial Intstitutions Schdualed Banks NBFC Money Landers others <u>Compensation on Cancellation of Booking</u> Rebate to Customers	
TOTAL (2)	

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PARTICLUARS	AMOUNT
LAND COST (1)	
DEVELOPMENT / CONSTURCTION COST (2)	
TOTAL	

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FINANCIAL EXAMPLE

AMOUNT TO BE WITHDRAWN FROM THE SEPARATE BANK ACCOUNT WITH THE SCHEDULED BANK

REAL ESTATE PROJECT

PARTICULARS		AMOUNT
1 Sale Area	sq ft	10,000
2 No of units of 1000 sq ft each		10
sale rate @ sq ft		20,000
sale value of each unit (1000 sq ft * Rs. 20,000/-)	Rs.	2,00,00,000
3 Area of each unit	sq ft	1,000
4 Land cost	per sq ft	3,000
Financial Cost + Approval cost + TDR	per sq ft	1,000
[A]	Rs.	4,00,00,000
5 Estimated Construction cost	per sq ft	2,000
[B]	Rs.	2,00,00,000
6 Construction work completed of estimated construction		40%
[C]	Rs.	80,00,000
7 Total cost incurred [A + C] = [D]		4,80,00,000
Total estimated cost [A + B]		6,00,00,000
% of cost incurred for RERA [D / (A + B)] = E		80.00%
8 Bookings received for	Units	5
Payment received as per payment schedule		40%
(5*1000 sq ft * Rs. 20000 @ 40%)	Rs.	4,00,00,000
Calculations as per regulations		
Proportion Cost incurred = Estimated cost * E		4,80,00,000
Amount in bank	70%	2,80,00,000
Amount that can be withdrawn		2,80,00,000
Amount balance in bank		NIL

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