

ACCOUNT HEAD AS PER BOOKS OF ACCOUNTS, AS PER CONSTRUCTION WORKING PROGRESS ACCOUNT, FOR THE YEAR ENDED	AMOUNT
<p><u>LAND COST</u></p> <p><u>Acquisition Cost towards</u> Land Development Rights Lease Premium paid Lease Rent paid</p> <p><u>Interest cost incurred or payable to</u> Financial Intstitutions Schdualed Banks NBFC Money Landers others</p> <p><u>Legal cost/Advocate Fees</u></p> <p><u>Commisiion/Brokerage</u></p> <p><u>Overhead cost, marketing cost, legal cost and supervision cost</u></p> <p><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</p> <p><u>Acquisition cost of TDR</u></p> <p><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</p> <p><u>Land Premium payable as per annual statement of rates (ASR) for</u> Redevelopment of land owned by public authorities.</p> <p><u>Construction cost of Rehab Building for Slum dwellers/tenants/members of the Society/Government/appropriate authority</u> Maintenance Deposits/Security Deposis 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</p>	
TOTAL (1)	

ACCOUNT HEAD AS PER BOOKS OF ACCOUNTS, AS PER CONSTRUCTION WORKING PROGRESS ACCOUNT, FOR THE YEAR ENDED	AMOUNT
<p><u>DEVELOPMENT COST/ COST OF CONSTRUCTION :</u></p> <p>Construction cost Electrical Fitting Charges Electrical Work Labour Charges Plumbing Work Purchase of Constrction Material Transport Water Proofing Expenses</p> <p><u>On-site expenditure for development of entire project</u></p> <p>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</p> <p><u>Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority</u></p> <p>BMC - Assessment Tax BMC - Pestcontrol Expense BMC - Scrutiny Fees BMC - Water Charges BMC -CFO Approval LBT Expenses S.R.A Expenses</p> <p><u>Interest cost incurred or payable for borrowings for construction</u></p> <p>Financial Intstitutions Schdualed Banks NBFC Money Landers others</p> <p><u>Compensation on Cancellation of Booking</u></p> <p>Rebate to Customers</p>	
TOTAL (2)	

PARTICULARS	AMOUNT
LAND COST (1)	
DEVELOPMENT / CONSTRUCTION COST (2)	
TOTAL	

**CA HEMANT G JOSHI - RERA CERTIFICATION / AUDIT AND
REGULAR WEBSITE UPDATE... 30/06/2018**

FINANCIAL EXAMPLE

AMOUNT TO BE WITHDRAWN FROM THE SEPARATE BANK ACCOUNT WITH THE SCHEDULED BANK

REAL ESTATE PROJECT

PARTICULARS		AMOUNT
1	Sale Area sq fts	10,000
2	No of units of 1000 sq fts each	10
	sale rate @ sq fts	20,000
	sale value of each unit (1000 sq fts * Rs. 20,000/-) Rs.	2,00,00,000
3	Area of each unit sq fts	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

CA HEMANT G JOSHI - RERA CERTIFICATION / AUDIT AND REGULAR WEBSITE UPDATE...

30/06/2018