ANNEXURE-1

**CHARTERED ACCOUNTANT’S CERTIFICATE**

(For registering a new Project stating that no bookings, or no sums have been received towards the sale or booking of any apartments, plots or buildings, in respect of the said real estate project by the promoter)

Name of the Promoter :\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name of the Project : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. This certificate is being issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016; read along with the Chhattisgarh Real Estate (Regulation and Development) Rules, 2017 and orders/circulars and notifications issued by CG-RERA from time to time.
2. I/We have obtained all necessary information/details and explanations from the Promoter, during the course of our verification, which in my/our opinion are necessary for the purpose of this certificate.
3. 3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of the Promoters for the period ending \_\_\_\_\_\_\_ ,and hereby certify that:-

(a) M/s. \_\_\_\_ (Promoter) has incurred Rs.\_\_\_\_\_\_\_\_\_\_\_ towards the land (as detailed in Note 1) and construction cost till \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (date) in respect of the project titled \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Name) located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ .

(b) As per the books of accounts including the bank statements, the promoter has not received any sum from any allottee towards the booking or sale of any apartments/ plots / buildings till \_\_\_\_\_\_\_\_\_\_\_\_\_(date) in respect of the above real estate project under process of registration with CGRERA.

(c) This certificate is being issued to get the above real estate project registered as a new project, without attracting any penalty under section 59 of the Real Estate (Regulation and Development) Act, 2016, though the project has commenced as per the commencement certificate/development permission dated\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ issued by the competent Authority. The work is in progress but no booking or sale or any advance from any allottees have been received in respect of the above real estate project.

Place:

Date:

(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory:

Full Address :

Membership No. :

E-mail :

Contact No. :

**NOTE-1**

Cost of land shall be valued as per the Collector’s guideline value as on the date of commencement of the project, or the cost of acquisition whichever is more.

(in lakhs)

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| S.No | Date of Purchase | Area of Land  (Sq mt) | Location along with Khasra No | Guideline Rate | Total Value as per collector guideline | Purchase Cost | Stamp duty |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **Total** |  |  |  |

(Collector guideline rate to be attached along with)

ANNEXURE-A

**(Sold Inventory Details)**

|  |  |  |
| --- | --- | --- |
| **Sr. No.** | **Apartment/**  **Plot/Building**  **No.** | **Carpet Area (in sq.mtr.)** |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  | **Total** |  |

**(Unsold Inventory Details)**

|  |  |  |
| --- | --- | --- |
| **Sr. No.** | **Apartment/**  **Plot/Building**  **No.** | **Carpet Area**  **(in sq. mtr.)** |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  | **Total** |  |