D. K. Sankhala & Co.
Chartered Accountants

Date : / /201

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number – P49900000069

Sr. No.	Particulars		Estimated Amount (Rs)	Actual Total Amount (Rs)
1.	**Land Cost :**			
	a Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		64,82,769	56,70,000
	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		4,13,639	4,13,639
	c Acquisition cost of TDR (if any)		1,58,240	1,58,240
	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		3,53,520	3,53,520
	e Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities		-	-
	f Under Rehabilitation scheme:			
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by the Engineer		4,25,000	3,00,000
	(ii) Actual Cost of construction of rehab building incurred as perthe books of accounts as verified by the CA			
	(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,		-	-
	(iii) 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.		-	-
	Sub-Total of LAND COST		78,33,168	68,95,399

D. K. SANKHALA & Co. * JALGAON * 121598W Chartered Accountants

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a	**Development Cost/ Cost of Construction :** **ii.**Estimated Cost of Constructionas certified by Engineer (ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA **Note :** (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	6,50,00,000	98,12,266
	(ii)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.	31,20,000	10,20,271
b	Payment of Taxes, cess, fees, charges,premiums, interest etc to any statutory Authority.	40,00,000	39,20,040
c	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction :	32,00,000	50,000
	Sub-Total of Development Cost	7,53,20,000	1,48,02,577

2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	8,31,53,168	-
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	-	2,16,97,976
4	**% completion of Construction Work (as per Project Architect's Certificate)**		
5	**Proportion of the Cost incurred on Land Cost and Construction cost to Total**	26.09%	
6	**Amount Which can be withdrawn from the Designated Account** **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	21697975.7	
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	7253373.00	
7	**Net Amount which can be withdrawn from the designated Bank Account under this**	14444602.70	

This certificate is being issued for RERA compliance for the Company and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For D.K. Sankhala &
Chartered Accountants

(D. K. Sankhala)
M No. 110868
FRN - 121998W
Date - 30/09/2017

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	6,14,55,192.30
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	7,40,72,877.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	5,38,60,813.15
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	12,79,33,690.15
5	Amount to be deposited in Designated Account – 70% or 100%	
	IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	8,95,53,583.11
	IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	-

This certificate is being issued for RERA compliance for the Company and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For D.K. Sankhala & Co.
Chartered Accountant

(D. K. Sankhala)
M No. 110868
FRN - 121998W
Date - 30/09/2017

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Annexure A

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

Sr. No.	Flat / Shop No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	Floor 1 / Flat 1	30.120	1136200.00	113620.00	1022580.00
2	Floor 1 / Flat 3	21.899	954500.00	95450.00	859050.00
3	Floor 1 / Flat 4	37.008	1281000.00	51000.00	1230000.00
4	Floor 1 / Flat 7	32.371	1106300.00	51000.00	1055300.00
5	Floor 1 / Flat 11	24.697	899300.00	86020.00	813280.00
6	Floor 1 / Flat 12	32.371	1106300.00	96000.00	1010300.00
7	Floor 1 / Flat 14	37.011	1271900.00	127190.00	1144710.00
8	Floor 1 / Flat 15	22.955	846400.00	135640.00	710760.00
9	Floor 1 / Flat 16	23.023	917700.00	40770.00	876930.00
10	Floor 1 / Flat 17	38.290	1188600.00	118860.00	1069740.00
11	Floor 2 / Flat 1	30.120	1086800.00	108680.00	978120.00
12	Floor 2 / Flat 2	16.778	697400.00	69740.00	627660.00
13	Floor 2 / Flat 3	21.899	913000.00	51000.00	862000.00
14	Floor 2 / Flat 4	37.008	1225400.00	122540.00	1102860.00
15	Floor 2 / Flat 5	37.008	1225400.00	122540.00	1102860.00
16	Floor 2 / Flat 10	24.697	860200.00	86200.00	774000.00
17	Floor 2 / Flat 11	24.697	821100.00	51000.00	770100.00
18	Floor 2 / Flat 13	32.371	1010100.00	51000.00	959100.00
19	Floor 2 / Flat 15	22.955	772800.00	76280.00	696520.00
20	Floor 2 / Flat 16	23.023	837900.00	142443.00	695457.00
21	Floor 2 / Flat 17	38.290	1273500.00	51000.00	1222500.00
22	Floor 2 / Flat 18	22.228	778800.00	74340.00	704460.00
23	Floor 3 / Flat 1	30.120	1086800.00	70000.00	1016800.00
24	Floor 3 / Flat 2	16.778	697400.00	66570.00	630830.00
25	Floor 3 / Flat 3	21.899	913000.00	91300.00	821700.00
26	Floor 3 / Flat 4	37.008	1169700.00	116970.00	1052730.00
27	Floor 3 / Flat 5	37.008	1225400.00	51000.00	1174400.00
28	Floor 3 / Flat 6	32.371	1010100.00	101010.00	909090.00
29	Floor 3 / Flat 7	32.371	1058200.00	105820.00	952380.00
30	Floor 3 / Flat 8	35.312	1125600.00	112560.00	1013040.00
31	Floor 3 / Flat 10	24.697	860200.00	86020.00	774180.00
32	Floor 3 / Flat 11	24.697	821100.00	82110.00	738990.00
33	Floor 3 / Flat 12	32.371	1010100.00	101010.00	909090.00
34	Floor 3 / Flat 13	32.371	1058200.00	51000.00	1007200.00
35	Floor 3 / Flat 15	22.955	828000.00	80960.00	747040.00
36	Floor 3 / Flat 17	38.290	1188600.00	118860.00	1069740.00
37	Floor 3 / Flat 18	22.228	743400.00	74340.00	669060.00
38	Floor 4 / Flat 3	21.899	913000.00	91300.00	821700.00
39	Floor 4 / Flat 5	37.008	1169700.00	91000.00	1078700.00
40	Floor 4 / Flat 6	32.371	1010100.00	101010.00	909090.00
41	Floor 4 / Flat 8	35.312	1206000.00	51000.00	1155000.00
42	Floor 4 / Flat 9	24.697	821100.00	82110.00	738990.00
43	Floor 4 / Flat 10	24.697	860200.00	86020.00	774180.00
44	Floor 4 / Flat 12	32.371	1010100.00	51000.00	959100.00
45	Floor 4 / Flat 13	32.371	1058200.00	105820.00	952380.00
46	Floor 4 / Flat 14	37.011	1161300.00	81000.00	1080300.00
47	Floor 4 / Flat 15	22.955	828000.00	51000.00	777000.00
48	Floor 4 / Flat 16	23.023	897750.00	83790.00	813960.00
49	Floor 4 / Flat 18	22.228	778800.00	77880.00	700920.00
50	Floor 4 / Flat 19	37.011	1161300.00	116130.00	1045170.00
51	Floor 5 / Flat 2	16.778	665700.00	66570.00	599130.00
52	Floor 5 / Flat 3	21.899	871500.00	51000.00	820500.00
53	Floor 5 / Flat 4	37.008	1114000.00	66400.00	1047600.00
54	Floor 5 / Flat 5	37.008	1169700.00	111000.00	1058700.00
55	Floor 5 / Flat 6	32.371	962000.00	96200.00	865800.00
56	Floor 5 / Flat 7	32.371	962000.00	96200.00	865800.00
57	Floor 5 / Flat 9	24.697	821100.00	51000.00	770100.00
58	Floor 5 / Flat 10	24.697	821100.00	78200.00	742900.00
59	Floor 5 / Flat 11	24.697	840650.00	82110.00	758540.00
60	Floor 5 / Flat 13	32.371	962000.00	96200.00	865800.00

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61	Floor 5 / Flat 17	38.290	1132000.00	113200.00	1018800.00
62	Floor 5 / Flat 18	22.228	708000.00	70800.00	637200.00
63	Floor 6 / Flat 1	30.120	1037400.00	51000.00	986400.00
64	Floor 6 / Flat 2	16.778	665700.00	66570.00	599130.00
65	Floor 6 / Flat 3	21.899	892250.00	87150.00	805100.00
66	Floor 6 / Flat 4	37.008	1169700.00	116970.00	1052730.00
67	Floor 6 / Flat 6	32.371	962000.00	166040.00	795960.00
68	Floor 6 / Flat 7	32.371	962000.00	51000.00	911000.00
69	Floor 6 / Flat 9	24.697	782000.00	82110.00	699890.00
70	Floor 6 / Flat 11	24.697	782000.00	51000.00	731000.00
71	Floor 6 / Flat 15	22.955	736000.00	62000.00	674000.00
72	Floor 6 / Flat 19	37.011	1106000.00	110600.00	995400.00
73	Floor 7 / Flat 1	30.120	1037400.00	103740.00	933660.00
74	Floor 7 / Flat 2	16.778	665700.00	66570.00	599130.00
75	Floor 7 / Flat 3	21.899	871500.00	87150.00	784350.00
76	Floor 7 / Flat 4	28.858	1197500.00	116970.00	1080530.00
77	Floor 7 / Flat 5	28.858	1169700.00	116970.00	1052730.00
78	Floor 7 / Flat 12	25.045	1010100.00	51000.00	959100.00
79	Floor 7 / Flat 13	25.045	1010100.00	51000.00	959100.00
80	Shop No 14	9.305	1057500.00	105750.00	951750.00
81	Shop No 16	10.714	1200000.00	220000.00	980000.00
82	Shop No 17	10.324	1162500.00	116250.00	1046250.00
83	Shop No 18	7.660	937500.00	93750.00	843750.00
TOTAL		**2293.18**	**81326250.00**	**7253373.00**	**74072877.00**



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(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of
for the Residential premises Rs 29500 per sm.
for the Commercial premises Rs 43150 per sm.

Sr. No.	Flat / Shop No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	Floor 1 / Flat 2	16.778	434525.00
2	Floor 1 / Flat 5	37.008	1308950.00
3	Floor 1 / Flat 6	32.371	1130350.00
4	Floor 1 / Flat 8	35.312	722858.60
5	Floor 1 / Flat 9	24.697	899300.00
6	Floor 1 / Flat 10	24.697	539651.40
7	Floor 1 / Flat 13	32.371	1010100.00
8	Floor 1 / Flat 18	22.228	831900.00
9	Floor 1 / Flat 19	37.011	1299550.00
10	Floor 2 / Flat 6	32.371	1082250.00
11	Floor 2 / Flat 7	32.371	674478.30
12	Floor 2 / Flat 8	35.312	722858.60
13	Floor 2 / Flat 9	24.697	539651.40
14	Floor 2 / Flat 12	32.371	1082250.00
15	Floor 2 / Flat 14	37.011	789383.90
16	Floor 2 / Flat 19	37.011	1244250.00
17	Floor 3 / Flat 9	24.697	860200.00
18	Floor 3 / Flat 14	37.011	1244250.00
19	Floor 3 / Flat 16	23.023	897750.00
20	Floor 3 / Flat 19	37.011	789383.90
21	Floor 4 / Flat 1	30.120	1111500.00
22	Floor 4 / Flat 2	16.778	434525.00
23	Floor 4 / Flat 4	37.008	1225400.00
24	Floor 4 / Flat 7	32.371	821100.00
25	Floor 4 / Flat 11	24.697	879750.00
26	Floor 4 / Flat 17	38.290	1273500.00
27	Floor 5 / Flat 1	30.120	666055.20
28	Floor 5 / Flat 8	35.312	1152400.00
29	Floor 5 / Flat 12	32.371	1034150.00
30	Floor 5 / Flat 14	37.011	1188950.00
31	Floor 5 / Flat 15	22.955	509167.80
32	Floor 5 / Flat 16	23.023	504354.60
33	Floor 5 / Flat 19	37.011	1188590.00
34	Floor 6 / Flat 5	37.008	1197550.00
35	Floor 6 / Flat 8	35.312	1152400.00
36	Floor 6 / Flat 10	24.697	539651.40
37	Floor 6 / Flat 12	32.371	1034150.00
38	Floor 6 / Flat 13	32.371	1034150.00
39	Floor 6 / Flat 14	37.011	789383.90
40	Floor 6 / Flat 16	23.023	504354.60
41	Floor 6 / Flat 17	38.290	1216900.00
42	Floor 6 / Flat 18	22.228	761100.00
43	Floor 7 / Flat 6	25.045	1034150.00
44	Floor 7 / Flat 7	25.045	1034150.00
45	Floor 7 / Flat 8	35.312	1152400.00
46	Floor 7 / Flat 9	24.697	539651.40
47	Floor 7 / Flat 10	24.697	539651.40
48	Floor 7 / Flat 11	24.697	539651.40
49	Floor 7 / Flat 14	28.976	621256.15
50	Floor 7 / Flat 15	22.955	509167.80
51	Floor 7 / Flat 16	23.023	504354.60

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52	Floor 7 / Flat 17	38.290	1216900.00
53	Floor 7 / Flat 18	22.228	761100.00
54	Floor 7 / Flat 19	28.976	1188950.00
55	Shop No 1	10.324	358207.20
56	Shop No 2	8.541	318364.80
57	Shop No 3	10.306	358207.20
58	Shop No 4	8.541	1365000.00
59	Shop No 5	10.324	358207.20
60	Shop No 6	9.305	312748.80
61	Shop No 7	9.950	320954.40
62	Shop No 8	10.714	358207.20
63	Shop No 9	10.324	358207.20
64	Shop No 10	11.682	389407.20
65	Shop No 11	8.150	288100.80
66	Shop No 12	12.827	427377.60
67	Shop No 13	10.499	362512.80
68	Shop No 15	9.950	320954.40
TOTAL		**1760.12**	**53860813.15**



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