



22 JAN 2018

FORM 3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project **"RADHA RAMAN APARTMENT"**, Promoter's Name
SARVESHWAR ASSOCIATES, PARTNER MR.PRAVIN VASUDEO KHADKE, Shop No.01, Opp.Bhaskar
Market, M.J.College Road, Jalgaon

Sr.No. (Rs)	Particulars	Amount	
		Estimated	Incurred
1. i.	Land Cost :	7,64,399/-	7,64,399/-
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable On Land Cost and legal cost		
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.	-	-
c.	Acquisition cost of TDR (if any)	52,000/-	52,000/-
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	3,601/-	3,601/-
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authority	-	-
f.	Under Rehabilitation scheme :	-	-
(i)	Estimated construction cost of rehab building Including site development and infrastructure For the same as certified by Engineer.	-	-
(ii)	Actual Cost of construction of rehab building Incurred as per the books of account as verified by the CA .	-	-
Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)			
(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 is lieu of Transit Accommodation overhead cost.		
(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.	-	-
Sub-Total of LAND COST _____		8,20,000/-	8,20,000/-
ii. Development Cost/Cost of Construction :			
a.	(i) Estimated Cost of Construction as certified by Engineer	1,00,00,000/-	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	96,91,093/-
Note : (for adding to total cost of construction incurred, minimum of i or ii is to be considered)			
	(iii) On site expenditure for development of entire project excluding cost of construction as per (ii) above, i.e. salaries consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumable etc.	Included in above [a (ii)]	
All costs directly incurred to complete the construction of The buildings/wings of the project registered.			
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	Included in above [a (ii)]	
c.	Principal sum and interest payable to financial Institutions, scheduled banks, non-banking financial Institutions, (NBFC) or money lenders on construction Funding or money borrowed for construction ;	N.A.	
Sub-Total of Development Cost _____		1,08,20,000/-	1,05,11,093/-
2.	Total Estimated Cost of the Real Estate Project [1(I+1(ii)) of Estimated column	1,08,20,000/-	
3.	Total Cost Incurred of the Real Estate Project [1(I+1(ii)) of Incurred column	1,05,11,093/-	
4.	% Completion of construction work	100%	



- (as per Project Architect's Certificate)
- | | |
|--|---------------|
| 5. Proportion of the cost Incurred on Land Cost and Construction Cost of the Total Estimated Cost (3/2 %) | 100% |
| 6. Amount Which can be withdrawn from the Designated Account
Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) | 1,05,11,093/- |
| 7. Less : Amount withdrawn till date of this certificate
As per the Books of Accounts and Bank Statement | 1,06,09,283/- |
| 8. Net Amount which can be withdrawn from the Designated Bank Account under this certificate. | Nil |

This certificate is being issued for RERA compliance for the Company **SARVESHWAR ASSOCIATES, PARTNER MR.PRAVIN VASUDEO KHADKE** 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 S.Y. PATIL & Co.
Chartered Accountants
S.Y. Patil
(S.Y. PATIL)
Proprietor (M.No.041682)



(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) | Nil |
| 2. Balance amount of receivable from sold apartments as per Annexure A to this certificate
(as certified by Chartered Accountant as verified from the Records and books of Accounts) | 15,59,717/- |
| 3. (i) Balance Unsold area (531.89 – 347.60=184.29)
(to be certified by Management and to be verified by CA from the records and and books of accounts) | 184.29 sqmt |
| (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 | 36,11,446/- |
| 4. Estimated receivables of ongoing project. Sum of 2+3(ii) | 51,71,163/- |
| 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.

36,19,814



IF 4 is lesser than 1, then 100% of the balance receivables of ongoing

Project will be deposited in designated Account.

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Yours Faithfully

For S.Y. PATIL & Co.
Chartered Accountants
S.Y. Patil
(S.Y. PATIL)
Proprietor (M.No.041682)



ANNEXTURE A

Statement for calculation of Receivable from the sales of the Ongoing Real Estate Project **Radha Raman Apartment Promoter's Name SARVESHWAR ASSOCIATES, PARTNER MR.PRAVIN VASUDEO KHADKE.**

Sold Inventory

Sr.NO.	Flat No.	Carpet Area	Unit Consideration as per Agreement	Received Amount	Balance Receivable
1	04	35.96 sqmt	13,71,000/-	12,84,765/-	86,235/-
2	07	35.96 sqmt	12,20,000/-	10,54,107/-	1,65,893/-
3	09	35.96 sqmt	12,61,000/-	12,61,000/-	Nil
4	10	35.96 sqmt	11,75,000/-	11,75,000/-	Nil
5	12	35.96 sqmt	11,50,000/-	6,42,411/-	5,07,589/-
6	S-3	05.99 sqmt	2,25,000/-	2,25,000/-	Nil
7	S-1	05.99 sqmt	2,50,000/-	2,50,000/-	Nil
8	S-4	05.99 sqmt	2,25,000/-	2,25,000/-	Nil
9	S-5	05.99 sqmt	2,30,000/-	2,30,000/-	Nil
10	06	35.96 sqmt	13,11,000/-	13,11,000/-	Nil
11	03	35.96 sqmt	14,00,000/-	14,00,000/-	Nil
12	05	35.96 sqmt	13,51,000/-	13,51,000/-	Nil
13	08	35.96 sqmt	10,00,000/-	2,00,000/-	8,00,000/-
Total	347.60 sqmt	1,21,69,000/-	1,06,09,283/-	15,59,717/-	

Unsold inventory Valuation

62,97,000/-



Ready Recknor Rate as on the date of Certificate

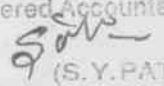
Of the Residential/commercial premises Rs. 19200=00 / 31400=00 per sm.

Sr.No.	Flat No.	Carpet Area	Unit Valuation as per Ready	Sold Unit Valuation
		In Sq.mtr	Ready Recknor Rate (ASR)	As per ASR Rate
1	1	39.64	7,61,088/-	-
2	2	30.78	5,90,976/-	-
3	3	35.96	6,90,432/-	6,90,432/-
4	4	35.96	6,90,432/-	6,90,432/-
5	5	35.96	6,90,432/-	6,90,432/-
6	6	35.96	6,90,432/-	6,90,432/-
7	7	35.96	6,90,432/-	6,90,432/-
8	8	35.96	6,90,432/-	6,90,432/-
9	9	35.96	6,90,432/-	6,90,432/-
10	10	35.96	6,90,432/-	6,90,432/-
11	11	35.96	6,90,432/-	-
12	12	35.96	6,90,432/-	6,90,432/-
13	13	35.96	6,90,432/-	-
14	14	35.96	6,90,432/-	-
15	Shop-1	5.99	1,88,086/-	1,88,086/-
16	Shop-2	5.99	1,88,086/-	-
17	Shop-3	5.99	1,88,086/-	1,88,086/-
18	Shop-4	5.99	1,88,086/-	1,88,086/-
19	Shop-5	5.99	1,88,086/-	1,88,086/-
Total		531.89	1,05,77,678/-	69,66,232/-

So 1,05,77,678/- Less 69,66,232/- = **36,11,446/-**

Yours Faithfully

Signature of Chartered Accountant

For S.Y. PATIL & Co.
Chartered Accountants

(S.Y. PATIL)
Proprietor (M.No.041682)

