LAKDE & ASSOCIATES
CHARTERED ACCOUNTANTS

CA. SHASHIKANT P. LAKDE

CA. GAURAV P. BHANSALI
B.Com., ACA

Form-3

(See Regulation 3)

CHARTERED ACCOUNTANT CERIFICATE

Project Name: Mate Shri Apartment

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

Cost of Real Estate Project Registration Number — **10,000**

Sr No.		Particulars	Amount Rs. (As on 19/05/2022) Estimated	Incurred
1.1)	**Land Cost:**			
	a)	Value of Land as ascertained from Annual statement of rates (ASR)	1,10,24,000	1,10,24,000
	b)	Amount of Premium payable to obtain development rights, 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)	4,65,000	4,65,000
	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	3,60,000	3,60,000
	e)	Land Premium payable as per annual statement of rates (ASR) for development 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 engineer	-	-
	ii)	Actual Cost of construction of rehab building incurred as per the books of accounts 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 accomodation or rent in lieu of Transit accomodation, overhead cost,	-	-
	iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation	-	-
		Sub Total of LAND COST Rs	**1,18,49,000**	**1,18,49,000**

LAKDE & ASSOCIATES ★ AMRAVATI FRN-132168W ★ CHARTERED ACCOUNTANTS

HEAD OFFICE : OFFICE NO. 301, 3RD FLOOR, "EMPIRE HEIGHTS", OPP. DR. PRAFFUL KADU'S HOSPITAL, VIVEKANAND COLONY, MAIN ROAD, RUKMINI NAGAR, AMRAVATI 444 606, MAHARASHTRA, INDIA
(PH.) 0721 - 2568740, (M) +91 996 000 2125, E-mail : splakde@gmail.com, office.amravati@gmail.com

1	**Development Cost / Cost of Construction:**			
a	(i)	Estimated Cost of Construction as certified by Engineer	2,33,00,000	
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	1,82,00,000
		Note (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)		
	a) (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, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc	17,00,000	9,00,000
		All costs directly incurred to complete the construction of the buildings/ wings of the project registered	-	-
	b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority	58,000	43,250
	c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	30,00,000	
		Sub Total of Development Cost	**2,80,58,000**	**1,91,43,250**
2		**Total Estimated Cost of the Real Estate Project [1(i + 2(ii)] of Estimated Column**	3,99,07,000	-
3		**Total Cost Incurred of the Real Estate Project [1(i + 1(ii)] of Incurred Column**	-	3,09,92,250
4		% completion of Construction Work (as per Project Architect's Certificate)	-	78%
5		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost (3/2 %)	-	78%
6		Amount which can be withdrawn from the Designated Account	-	3,09,92,250
		Total Estimated Cost X Proportion of cost incurred		
		(Sr. number 2 X Sr. number 5)		
		Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement		1,20,81,502
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,89,10,748

This certificate is being issued for RERA compliance for Goving J log partner at Yash Shri Engineers & Contractors and is based on the records and documents produced before me and explanations provided to me by the management of the company

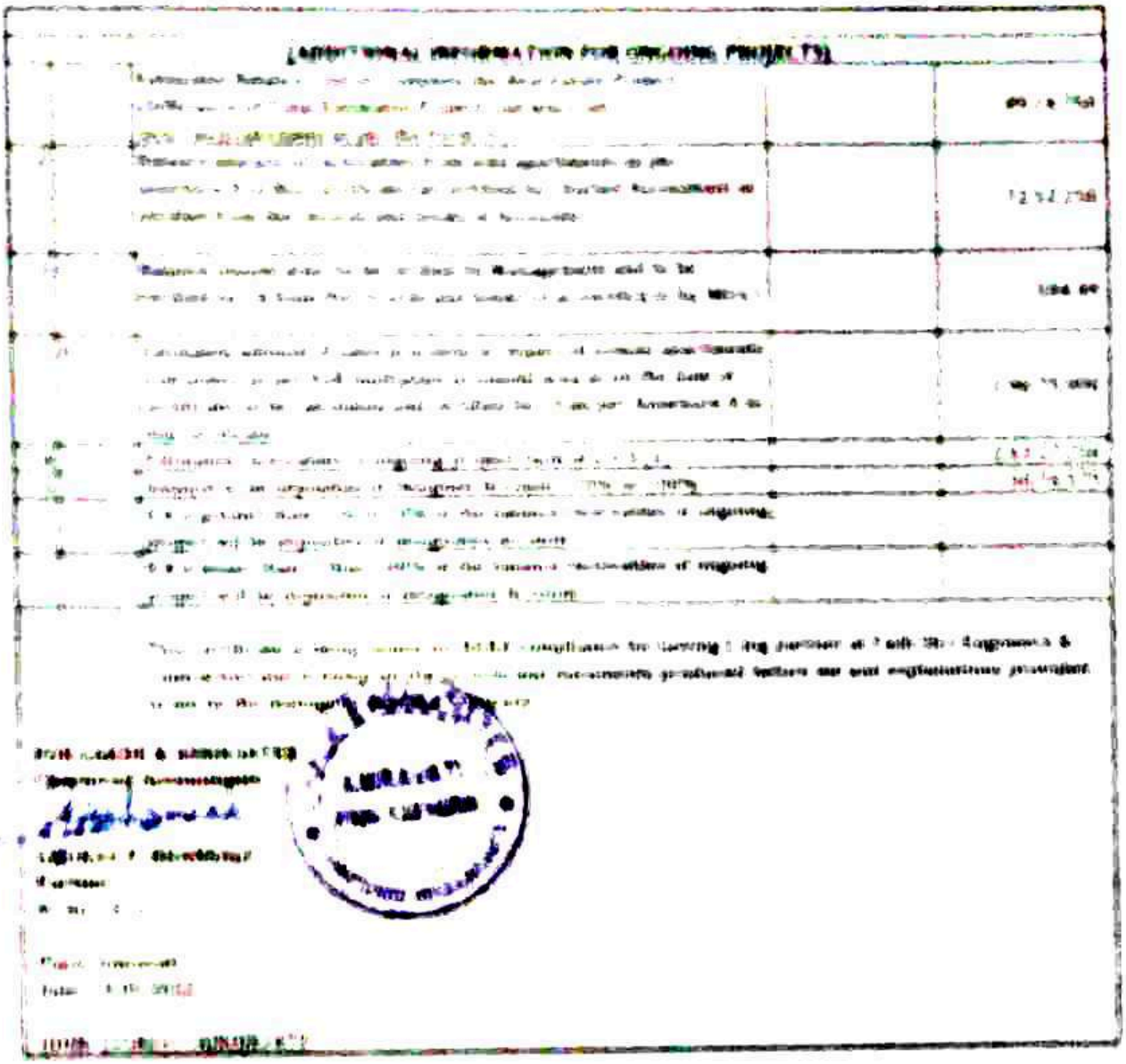
FOR LAKDE & ASSOCIATES
Chartered Accountants

LAKDE & ASSOCIATES AMRAVATI FRN-132168W CHARTERED ACCOUNTANTS

GAURAV P. BHANSALI
Partner
M. No. 183311

Place: Amravati
Date: 19.05.2022

UDIN: 22183311AJXOJX1473



Annexure A

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

Sold Inventory

Sr No	Flat No	Carpet Area (in Sq mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	102	60.32	25,00,000	17,50,000	7,50,000
2	103	59.74	23,00,000	15,00,000	8,00,000
3	201	59.6	26,50,000	18,30,000	8,20,000
4	202	60.32	22,00,000	15,76,750	4,72,250
5	203	59.74	25,00,000	15,25,000	9,75,000
6	302	60.32	25,00,000	17,00,000	8,00,000
7	303	59.74	24,50,000	16,65,000	7,85,000
8	402	60.32	24,50,000	16,00,000	8,50,000
9	502	60.32	22,00,000	15,00,000	7,00,000
10	503	59.74	22,00,000	19,00,000	3,00,000
Total		600.16	2,39,50,000	1,65,46,750	72,52,250

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential / commercial premises Rs **Per sm.**

Sr No	Flat No	Carpet Area (in Sq mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	101	59.6	19,00,000
2	104	59.27	19,30,000
3	204	59.27	19,30,000
4	301	59.6	19,00,000
5	304	59.27	19,30,000
6	401	59.6	19,00,000
7	403	59.74	18,55,000
8	404	59.27	19,30,000
9	501	59.6	19,00,000
10	504	59.27	19,00,000
Total		594.49	1,90,75,000

