



M.P. Agrawal & Associates

Chartered Accountants

Cost of Real Estate Project Registration Number – P51100017950

Form - 3

As on 31.03.2019

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1.	i. 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.	51,98,989.00	51,98,989.00
	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.	0	0
	c) Acquisition cost of TDR (if any)	N.A.	N.A.
	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	5,68,058.00	5,68,058.00
	e) Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	N.A.	N.A.
	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 accommodation or rent in 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.	N.A.	N.A.
	Sub-Total of LAND COST	57,67,047.00	57,67,047.00





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ii) Development Cost / Cost of Construction:			
a. (i) Estimated Cost of Construction as certified by Engineer		4,09,84,380.00	0
(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)			
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, sewerage), cost of machineries and equipment including its hire and maintenance cost, consumables etc.		59,35,982	NIL
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.			
c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution G\IBFC) or money lenders on construction funding or money borrowed for construction;		6,01,213	6,01,213
		NIL	NIL
Sub-Total of Development Cost		4,75,21,575.00	6,01,213.00
2. Total Estimated Cost of the Real Estate Project [1(i)+ I(ii)] of Estimated Column		5,32,88,622.00	
3. Total Cost Incurred of the Real Estate Project [1(i)+ I(ii)] of Incurred Column			63,68,260.00
4. %completion of Construction Work (as per Project Architect's Certificate)			5.21%
5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)			11.95%
6. Amount Which can be withdrawn from the Designated Account			63,68,260.00
Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)			
7. Less: Amount withdrawn till date of this certificate per the Books of Accounts and Bank Statement			89,286.00
8. Net Amount which can be withdrawn from the Designated Bank Account under this certificate			62,78,976.00





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Chartered Accountants

This certificate is being issued for RERA compliance for the Company **M/s Shagun Associates** 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: M P Agrawal & Associates
Chartered Accountant

CA Mayur Praful Agrawal
Partner
Mem. No. 153238



Date: 12/04/2023

Place: Nanded

UDIN: 23153238BGWVER3270

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	Rs. 4,69,20,362.00
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)	Area in Sq. mt: Bungalow: 127.37 Total Amount: Rs. 35,10,714.00
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.	Area in Sq. mt: Bungalow: 2,149.54 Total Amount: Rs. 7,92,80,000.00
4	Estimated receivables of ongoing project' Sum of 2 + 3(ii)	Rs. 8,27,90,714.00
5	Amount to be deposited in Designated Account-70% or 100%	Rs. 5,79,53,499.80
	IF 4 is greater than I, then 70% of the balance receivables of ongoing project will be deposited in designated Account	
	IF 4 is lesser than I, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account.	



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Yours Faithfully,

For: M P Agrawal & Associates
Chartered Accountant

CA Mayur Praful Agrawal
Partner
Mem. No. 153238



Date: 12/04/2023

Place: Nanded

UDIN: 23153238BGWVER3270

Annexure A

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

Sr.No.	Shop/Flat No./Bungalow No	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
1)	L-6	127.37	36,00,000.00	89,286.00	35,10,714.00
	TOTAL	127.37	36,00,000.00	89,286.00	35,10,714.00

(Unsold inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the residential / commercial premises

Sr. No.	Shop/Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
1)	L-1	113.87	44,50,000.00
2)	L-2	113.87	34,00,000.00
3)	L-3	113.87	35,00,000.00





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4)	L-4	113.87	37,00,000.00
5)	L-5	113.87	41,00,000.00
6)	L-7	100.34	36,00,000.00
7)	L-8	100.34	31,30,000.00
8)	L-9	98.08	33,00,000.00
9)	L-10	108.62	41,00,000.00
10)	A-1	195.12	77,00,000.00
11)	A-2	195.12	77,00,000.00
12)	A-3	195.12	77,00,000.00
13)	A-4	195.12	77,00,000.00
14)	A-5	195.12	77,00,000.00
15)	A-40	197.21	75,00,000.00
	TOTAL	2,149.54	7,92,80,000.00

