



Manohar Ayalane & Co.

Chartered Accountants

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PARTNERS :

CA. Kishan Mathore
M.Com., F.C.A.

CA. Manohar Ayalane
B.Com., LL.B., F.C.A.

CA. Rahul Jilhewar
B.Com., LL.B., F.C.A.

CA. Digambar Sake
B.Com., A.C.A.

CA. Vivekanand Bembde
B.Com., A.C.A.

UDIN: 19129980AAAADI8636

TO WHOMSOEVER IT MAY CONCERN

I, **CA Rahul Ajit Jilhewar**, Chartered Accountant, Partner of **M/s Manohar Ayalane & Co.** have examined books/supporting/documentation of **Rama Developers** having registered office at **First Floor, Kotgire Building, Old Mondha, Nanded- 431604**, and has certified the following as per the details provided.

Dated : 05/04/2019
Place : Nanded



For Manohar Ayalane & Co.,
Chartered Accountants
FRN: 116195W

CA Rahul Ajit Jilhewar
Partner
M.No. 129980

: Branch :

Shop No.4, Patil Plaza, Vishnu Complex, V.I.P. Road, Nanded - 431 602. Ph.: 250090, Cell.: 9422173310
17, 1st Floor, Yeshwantrao Chavan Complex, Main Road, Latur - 431 512. Cell.: 9423212350, 9766827210

FORM-3 (FOR REGISTRATION OF A PROJECT)			
Cost of Real Estate Project (Gokuldharm City Part A)			
Sr No	Particulars	Amount	
		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	3,09,03,993	50,000
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	-	-
c.	Acquisition cost of TDR (if any)	-	-
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	-	-
e.	Land Premium payable as per annual statement of rates (ASR) for	-	
f.	Under Rehabilitation Scheme		
f. i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	-	
f. ii.	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (Minimum of a. i. and a. ii.)	-	
f. 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	-	
f. 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	3,09,03,993	50,000
1 ii.	Development Cost/ Cost of Construction :		
a. i.	i. Estimated Cost of Construction as certified by Engineer	4,29,94,253	-
a. ii.	Actual Cost of construction incurred as per the books of accounts as verified by the CA (Minimum of a. i. and a. ii.)	-	-
a. iii.	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.	1,07,00,000	-
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 (NBFC) or money lenders on construction funding or money borrowed for construction ;	-	-
	Sub Total of Development Cost	5,36,94,253	-
	Total	8,45,98,246	50,000
	Estimated Cost of the real Estate Project :		
	Total Cost Incurred		
	% Completion of Construction as pe		
	2. Total Estimated cost of the Real Estate Project : Rs. (1(i) + 1(ii)) of Estimated Column)	8,45,98,246	
	3. Total Cost Incurred of the Real Estate Project: Rs. (1(i) + 1(ii)) of Incurred Column)	50,000	
	4. % completion of Construction Work: (as per Project Architect's Certificate)	0.00%	
	5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost	0.06%	
	6. Amount which can be withdrawn from the Designated Account Total Estimated Cost x Proportion of cost Incurred (2 x 5) :	50,000	
	Less: Amount withdrawn till date of this certificate as per the books of Accounts and Bank Statement	-	
	Net amount that can be withdrawn from the designated Bank Account	50,000	

This certificate is being issued for RERA compliance for the Rama Developers 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 Manohar Ayalane & Co.,
Chartered Accountants
FRN: 116195W

Rahul Ajit Jilhewar



CA Rahul Ajit Jilhewar
Partner
M.No. 129980

2 ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr No	Particulars	Amount
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)	8,45,48,246
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)	-
3	(i) Balance Unsold area (Sq. Mts.) (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	2,848.78 9,76,35,000
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	9,76,35,000
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 IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	70%

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Chartered Accountants
FRN: 116195W

Rahul Ajit Jilhewar

CA Rahul Ajit Jilhewar
Partner
M.No. 129980



GOKULDHAM CITY PART - A
Annexure A

Unsold Inventory Valuation				
Sr.no.	RH No.	carpet Area sq mtr.	Type	Unit Consideration as per Project
1	RH No. : AN 01	93.50	3BHK	3290000
2	RH No. : BN 02	80.16	3BHK	2706000
3	RH No. : BN 03	80.16	3BHK	2706000
4	RH No. : BN 04	80.16	3BHK	2706000
5	RH No. : BN 05	80.16	3BHK	2706000
6	RH No. : CW 06	89.42	3BHK	3150000
7	RH No. : DW 07	78.06	3BHK	2650000
8	RH No. : DW 08	78.06	3BHK	2650000
9	RH No. : DW 09	78.06	3BHK	2650000
10	RH No. : DW 10	78.06	3BHK	2650000
11	RH No. : DW 11	78.06	3BHK	2650000
12	RH No. : DW 12	78.06	3BHK	2650000
13	RH No. : DW 13	78.06	3BHK	2650000
14	RH No. : EW 14	81.58	3BHK	2751000
15	RH No. : FW 15	78.06	3BHK	2910000
16	RH No. : GE 34	78.06	3BHK	2910000
17	RH No. : HE 35	81.58	3BHK	2751000
18	RH No. : IE 36	78.06	3BHK	2650000
19	RH No. : IE 37	78.06	3BHK	2650000
20	RH No. : IE 38	78.06	3BHK	2650000
21	RH No. : IE 39	78.06	3BHK	2650000
22	RH No. : IE 40	78.06	3BHK	2650000
23	RH No. : IE 41	78.06	3BHK	2650000
24	RH No. : IE 42	78.06	3BHK	2650000
25	RH No. : JE 43	89.42	3BHK	3150000
26	RH No. : KW 44	78.30	3BHK	2850000
27	RH No. : LW 45	76.54	3BHK	2581000
28	RH No. : LW 46	76.54	3BHK	2601000
29	RH No. : LW 47	76.54	3BHK	2621000
30	RH No. : MW 48	76.54	3BHK	2641000
31	RH No. : MW 49	87.06	3BHK	2891000
32	RH No. : MW 50	87.06	3BHK	2891000
33	RH No. : MW 51	87.06	3BHK	2931000
34	RH No. : NW 52	101.20	3BHK	3292000
35	RH No. : OW 53	96.84	3BHK	3500000
		2848.78	TOTAL :	97635000

