

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number **P51400011318**

Ongoing Project - Krishnaban, Gut No. 94, Jalna.

Sr. No.	Particulars	Actual Total Amount(in INR)
1	<u>i) Land Cost:</u>	
a.	Acquisition Cost of Land or Development Rights, Lease premium, Lease rent, interest cost incurred or payable on Land cost and legal cost.	4732750
b.	Amount of Premium payable to obtain development right FSI, Additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or Any Statutory Authority.	441600
c.	Acquisition cost of TDR (If any)	0
d.	Amount 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	791040
e.	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	0
f.	<u>Under Rehabilitation Scheme:</u>	
i)	Estimated construction cost of rehab building site development and infrastructure for the same as certified by Engineer.	0
ii)	Actual cost of Construction of Rehab building incurred as per books of accounts as verified by CA	0
	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 accounts, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation ,overhead cost.	0
iv)	Cost of ASR linked premium fees, charges and security deposits or maintenance deposits, or any amount whatsoever payable to authorities towards and in project of rehabilitation.	0
	Sub Total Of Land Cost	5965390
	<u>ii) Development Cost/ Cost of Construction</u>	
a. i.	Estimated Cost of Construction as certified by Engineer.	0
ii.	Actual Cost of construction incurred as per the books of account as verified by the CA	8690500
	Note : (for adding to total cost of construction incurred, Minimum of i) or (ii) (is to be considered).	0
iii.	On-site expenditure for development of entire project excluding cost of construction as per (ii) above, ie salaries ,consultant fees, site overheads, cost of Service (including water, electricity, sewerage) cost of machineries and equipment including its hire and maintenance costs, consumable etc. All costs directly incurred to complete the construction of the buildings/wings of the project registered.	200600



b	Payment of Taxes ,cess,fees,charges,premium ,interest etc to any statutory Authority.	0
c	Principal sum and interest payable to financial institution, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for consruction.	0
Sub-Total of Development Cost		8891100

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Columnn.	96787640
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Columnn.	14856490
4	% completion of Construction Work (as per Project Architect's Certificate)	15%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	15%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr.No. 2 * Sr.Number 5)	14856490
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	10,720,318
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. This certificate is being issued for RERA compliance for the Company [Bhuvi Landmarks, LLP] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	4136172

Yours Faithfully,



Swati
CA Swati M. Rath
M. No. 151465

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars(form 3)	Actual Total Amount(in INR)
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).	81931150
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).	35,843,382
3 i.	Balance Unsold area (Sq. Mtr) (to be certified by Management and to be verified by CA from the records and books of accounts).	2445.79
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.	53081464
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	88924846
5	Amount to be deposited in Designated Account - 70% or 100%	62247392
	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	

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



Yours Faithfully,

Swati

CA Swati M. Rathie

M. No. 151465

Annexure A

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

Sold Inventory Till 30.06.2017

Sr.No	Flat No/Row House NO	Carpet Area (In Sq Mtr)	Unit consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	2	3	4	5	6
1	Krishnaban 062	59.87	1,293,000	748,776	544,224
2	Krishnaban 063	59.87	1,280,000	579,786	700,214
3	Krishnaban 064	61.03	1,260,000	432,287	827,713
4	Krishnaban 065	61.03	1,278,000	1,048,252	229,748
5	Krishnaban 066	37.62	1,045,000	493,341	551,659
6	Krishnaban 070	37.62	1,045,000	742,552	302,448
7	Krishnaban 071	37.62	995,000	504,702	490,298
8	Krishnaban 072	61.03	1,345,000	919,992	425,008
9	Krishnaban 073	61.03	1,280,000	408,839	871,161
10	Krishnaban 083	61.03	1,045,000	583,892	461,108
11	Krishnaban 084	37.62	1,045,000	368,421	676,579
12	Krishnaban 085	37.62	1,035,000	207,656	827,344
13	Krishnaban 087	37.62	1,088,000	110,347	977,653
14	Krishnaban 090	61.03	1,329,000	962,950	366,050
15	Krishnaban 099	37.62	994,700	48,804	945,896
16	Krishnaban 104	37.62	1,009,000	49,214	959,786
17	Krishnaban 105	37.62	1,009,000	46,882	962,118
18	Krishnaban 115	37.62	1,009,000	49,213	959,787
19	Krishnaban 128	37.62	1,045,000	137,133	907,867
20	Krishnaban 140	61.03	1,293,000	48,804	1,244,196
21	Krishnaban 142	59.87	1,293,000	48,804	1,244,196
22	Krishnaban 144	61.03	1,293,000	49,214	1,243,786
Total		1084.67	25,308,700	8,589,861	16,718,839



Sold Inventory From 01.07.2017 to 15.02.2018

Sr.No	Flat No/Row House NO	Carpet Area (In Sq Mtr)	Unit consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	2	3	4	5	6
1	Krishnaban 059	59.87	1,307,000	45,536	1,261,464
2	Krishnaban 060	59.87	1,307,000	357,000	950,000
6	Krishnaban 067	37.62	1,045,000	637,370	407,630
7	Krishnaban 068	37.62	1,091,000	11,000	1,080,000
8	Krishnaban 069	37.62	1,009,000	448,804	560,196
10	Krishnaban 074	37.62	1,091,000	66,536	1,024,464
11	Krishnaban 075	37.62	1,133,000	45,536	1,087,464
12	Krishnaban 076	37.62	1,088,000	45,536	1,042,464
13	Krishnaban 080	37.62	1,133,000	-	1,133,000
14	Krishnaban 081	37.62	1,046,000	45,536	1,000,464
15	Krishnaban 082	61.03	1,350,000	125,000	1,225,000
14	Krishnaban 089	37.62	1,046,000	45,536	1,000,464
15	Krishnaban 091	61.03	1,300,000	45,536	1,254,464
16	Krishnaban 092	37.62	1,071,000	45,536	1,025,464
17	Krishnaban 093	37.62	1,091,000	-	1,091,000
16	Krishnaban 103	37.62	1,046,000	45,536	1,000,464
18	Krishnaban 110	37.62	1,046,000	45,536	1,000,464
19	Krishnaban 117	37.62	1,046,000	51,000	995,000
20	Krishnaban 120	37.62	1,009,000	23,923	985,077
Total		2975.44	21,255,000	2,130,457	19,124,543



(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises ₹ 21700/- per sm.

Sr.No	Flat No/Row House NO	Carpet Area (In Sq Mtr)	Unit consideration as per read reckoner Rate (ASR)
1	2	3	4
1	Krishnaban 059	61.03	1,324,351
2	Krishnaban 060	59.87	1,307,000
3	Krishnaban 061	61.03	1,324,351
4	Krishnaban 065	61.03	1,324,351
5	Krishnaban 067	37.62	816,354
6	Krishnaban 068	37.62	816,354
7	Krishnaban 069	37.62	816,354
8	Krishnaban 072	61.03	1,324,351
9	Krishnaban 073	61.03	1,324,351
10	Krishnaban 074	61.03	1,324,351
11	Krishnaban 075	61.03	1,324,351
12	Krishnaban 076	37.62	816,354
13	Krishnaban 077	61.03	1,324,351
14	Krishnaban 078	61.03	1,324,351
15	Krishnaban 079	37.62	816,354
16	Krishnaban 080	37.62	816,354
17	Krishnaban 081	37.62	816,354
18	Krishnaban 082	61.03	1,324,351
19	Krishnaban 089	61.03	1,324,351
20	Krishnaban 091	37.62	816,354
21	Krishnaban 092	37.62	816,354
22	Krishnaban 093	61.03	1,324,351
23	Krishnaban 094	61.03	1,324,351
24	Krishnaban 095	37.62	816,354
25	Krishnaban 096	61.03	1,324,351
26	Krishnaban 097	61.03	1,324,351
27	Krishnaban 098	37.62	816,354
28	Krishnaban 099	37.62	816,354
29	Krishnaban 101	37.62	816,354
30	Krishnaban 102	37.62	816,354
31	Krishnaban 103	37.62	816,354
32	Krishnaban 104	61.03	1,324,351
33	Krishnaban 105	61.03	1,324,351
34	Krishnaban 106	61.03	1,324,351
35	Krishnaban 107	61.03	1,324,351
36	Krishnaban 109	61.03	1,324,351
37	Krishnaban 110	61.03	1,324,351
38	Krishnaban 111	59.87	1,299,179
39	Krishnaban 112	59.87	1,299,179
40	Krishnaban 114	59.87	1,299,179
41	Krishnaban 116	59.87	1,299,179
42	Krishnaban 117	59.87	1,299,179
43	Krishnaban 118	59.87	1,299,179
44	Krishnaban 121	61.03	1,324,351
45	Krishnaban 122	59.87	1,299,179
46	Krishnaban 123	59.87	1,299,179
Total		2445.79	53,081,464



CERTIFICATE TO BE OBTAINED FROM MANAGEMENT

- 1 Balance unsold area Certificate - Declaration From Management
- 2 Total Builtup Area of Project - Declaration From Management (As per Deed of Declaration)
- 3 Estimate From Engineer
- 4 Work Done Certificate - By Architect / Engineer
- 5 Work To Be Done
- 6 ASR Rate - As on Date of Certificate

