Pankaj R. Mandhane & Co.
CHARTERED ACCOUNTANTS

31.07.2017
To,
Vijaya Laxmi Developers,
Aurangabad.

FORM-3			
CHARTERED ACCOUNTANTS CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)			
	Cost of Real Estate Project Registration Number_____ Sr. No.		
No	Particulars	Amount(Rs.)	
		Estimated.	Incurred
1	**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	₹ 1,08,00,000	₹ 35,10,000
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	₹ 3,38,688	₹ 3,38,688
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	₹ 1,03,845	₹ 1,03,845
e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	N/A	N/A

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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	N/A	N/A
	Sub-Total of LAND COST	₹ 1,12,42,533	₹ 39,52,533
	i). Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer	₹ 1,63,58,381	₹ -
	(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)		₹ 1,07,00,000

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	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 costs, consumables etc. All costs directly incurred to complete the construction of the buildings /wings of the project registered.	₹ 41,56,000	₹ 16,67,000
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	₹ 3,32,548	₹ 3,32,548
	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 ;	₹ 17,25,000	₹ 11,13,000
	Sub-Total of Development Cost	₹ 2,25,71,929	₹ 1,38,12,548
2	Total Estimated Cost of the Real Estate Project [1(1+ l(ii)] of Estimated Column	₹ 3,38,14,461	₹ 3,38,14,461
3	Total Cost Incurred of the Real Estate Project [1(1+ l(ii)] of Incurred Column		₹ 1,77,65,081
4	% completion of Construction Work (as per Project Architect's Certificate)	70	70
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	0	52.54
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred(Sr. number 2 * Sr. number 5)	₹ -	₹ 1,77,65,081
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	₹ -	₹ 74,22,433

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8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .	₹ -	₹ 1,03,42,648

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

For Pankaj R. Mandhane & Co.
Chartered Accountants

Partner

31.7.17.

CA Praveen Bangad , M.N. - 130272

Annexure A

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

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	1	41.26	₹ 17,81,000	₹ 13,56,200	₹ 4,24,800
2	3	35.98	₹ 14,00,000	₹ 13,36,000	₹ 64,000
3	4	35.98	₹ 16,00,000	₹ 16,00,000	₹ -
4	101	41.26	₹ 16,00,000	₹ 1,51,000	₹ 14,49,000
6	103	35.98	₹ 14,25,000	₹ 13,45,000	₹ 80,000
7	104	35.98	₹ 14,25,000	₹ 12,25,000	₹ 2,00,000
8	204	35.98	₹ 14,00,000	₹ 75,000	₹ 13,25,000

(Unsold Inventory Valuation) Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs 27000 per sm.

Flat No.	Carpet Area (in sqjnts.)	Unit Consideration as per Read Reckoner Rate(ASR)
2	41.26	₹ 11,14,020
102	41.26	₹ 11,14,020
201	41.26	₹ 11,14,020
202	41.26	₹ 11,14,020
203	35.98	₹ 9,71,460

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Annexure A

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

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	208	32.19	₹ 12,50,000	₹ 2,50,050	₹ 9,99,950
2	7	27.26	₹ 11,00,000	₹ 1,00,000	₹ 10,00,000

(Unsold Inventory Valuation) Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs 27000 per sm.

Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
5	32.19	₹ 8,69,130
6	32.19	₹ 8,69,130
8	32.19	₹ 8,69,130
105	32.19	₹ 8,69,130
106	32.19	₹ 8,69,130
107	27.26	₹ 7,36,020
108	32.19	₹ 8,69,130
205	32.19	₹ 8,69,130
206	32.19	₹ 8,69,130
207	27.26	₹ 7,36,020
306	32.19	₹ 8,69,130

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