

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 **YET TO RECEIVE**
Ongoing Project - Vrundavan, Gut No.150, Kumbhephal, Aurangabad.

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.	7200000
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.	129211
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	390000
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	7719211
	<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	9970843
	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.	729000

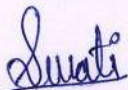


Ongoing Project - Vrundavan, Gut No.150, Kumbhephal, Aurangabad.

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		10699843

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	23269211
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	18419054
4	% completion of Construction Work (as per Project Architect's Certificate)	69%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	79%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr.No. 2 * Sr.Number 5)	18419054
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	16166333
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.	2252721

Yours Faithfully,
For Gopal Jajoo & Associates
Chartered Accountants


CA Swati M. Rath
M. No. 151465
[FRN No. - 113646W]



Ongoing Project - Vrundavan, Gut No.150, Kumbhephal, Aurangabad.

(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).	4850157
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).	3689667
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).	241.96
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.	5331435
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	9021102
5	Amount to be deposited in Designated Account - 70% or 100%	6314771
i.	IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	
ii.	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,
For Gopal Jajoo & Associates
Chartered Accountants

Swati

CA Swati M. Rath
M. No. 151465



Ongoing Project - Vrundavan, Gut No.150, Kumbhephal, Aurangabad.

Annexure A

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

Sold Inventory (Booked Units/Agreement to Sales Unit/Sale Deed)

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	2	33.24	12,81,500	1203003	78,497
2	3	33.24	12,81,500	1198508	82,992
3	4	33.24	12,81,500	1204585	76,915
4	5	33.24	12,81,500	1090438	1,91,062
5	6	33.24	12,81,500	1190725	90,775
6	7	55.54	18,51,000	240192	16,10,808
7	8	55.52 ~~111.04~~	19,00,000	1738771	1,61,229
8	9	33.24	12,81,500	1270471	11,029
9	10	33.24	12,81,500	1196303	85,197
10	11	33.24	12,81,500	1131447	1,50,053
11	12	33.24	12,81,500	1166234	1,15,266
12	13	33.24	12,81,500	1174535	1,06,965
13	14	55.52 ~~111.04~~	16,45,000	1642532	2,468
14	15	55.52 ~~111.08~~	16,45,000	718589	9,26,411
		Total	1,98,56,000	16166333	3689667

Note : Unit Consideration is inclusive of tax amount.

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises ₹ 20500/- 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	1	75.34	16,72,185
16	16	55.54	12,19,750
17	17	55.54	12,19,750
18	18	55.54	12,19,750
	TOTAL	241.96	5331435

Note : Unit Consideration is inclusive of tax amount.



CIRTIFICATE 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

