SANKET LALWANI
& ASSOCIATES

CA SANKET LALWANI
ACA, B.COM

Form 3 ( See Regulation 3)

CHARTERED ACCOUNT CERTIFICATES

( FOR REGISTRATION OF A PROJECT AND SUBSEQENT WITHDRAWL OF MONEY)

NAME OF DEVELOPER : KAMAKSHII BUILDERS AND LAND DEVELOPERS,

NAME AND ADDRESS OF PROJECT : SILVER PARK,GUT NO 52/1,WADGAON KHOLHATI,CIDCO

| Sr No | | | Particulars | Estimated amount | Incurred amount |
|---|---|---|---|---|---|
| 1 | | | | | |
| | i) | | 1) Land Cost | | |
| | | a) | a) Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost | 2580000 | 2580000 |
| | | b) | 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 incentive under DCR from Local Authority or State Government or any Statutory Authority | 0 | 0 |
| | | c) | c) Acquisition cost of TDR(if any) | 0 | 0 |
| | | d) | 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 | 155580 | 155580 |
| | | f) | f) Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. | 0 | 0 |
| | | g) | g) Under Rehabilitation scheme: | 0 | 0 |
| | | g - i) | i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer | 0.00 | 0.00 |
| | ii) | g - ii) | (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) | 0 | 0 |
| | iii) | g - iii) | 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, | 0 | 0 |

CA SANKET LALWANI M. NO. 145945 CHARTERED ACCOUNTANT

Besides Lalwani Pathology Lab, N-9, T.V. Centre, M-2 Road, Aurangabad - 431 001
Mobile No.: 7666094335, email Id : sanketlalwani3@gmail.com, sanketlalwani@yahoo.com

| | | | | | |
|---|---|---|---|---|---|
| | iv) | g - iv) | (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. | 0 | 0 |
| | | | **Sub-Total of LAND COST -** | **2735580** | **2735580** |
| | ii) | | ii. Development Cost/ Cost of Construction : | | |
| | | a - i) | a. (i) Estimated Cost of Construction as certified by Engineer | 16821772 | 0 |
| | | a - ii) | (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) | 0 | 14420190 |
| | | a - iii) | 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 | 2756500 | 873331 |
| | | b) | b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. | 1147764 | 1878138 |
| | | c) | 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. | 0 | 0 |
| | | | **Sub-Total of Development Cost -** | **20726036** | **17171659** |
| 2 | | | 2. Total Estimated Cost of the Real Estate Project [1(1+ I (ii)] of Estimated Column | **23461616** | 0 |
| 3 | | | 3. Total Cost Incurred of the Real Estate Project [1(1+ I (ii)] of Incurred Column | **0** | **19907239** |
| 4 | | | 4. % completion of Construction Work (as per Project Architect's Certificate) | - | - |
| 5 | | | 5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %) | - | **84.85%** |
| 6 | | | 6. Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5) | - | **19907239** |
| 7 | a | | 6. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. | | 17059465 |
| 8 | | | 7. Net Amount which can be withdrawn from the Degnated Bank account under this certificate. | | 2847774 |

CA SANKET LALWANI * CHARTERED ACCOUNTANT * M. NO. 145945

This Certificate is being issued for RERA compliance for the indivdual firm Kamakshi Builders and Land Developers & is based on the records & documents produced before me and explanations provided to me by the management of the firm.

Yours Faithfully,
For Sanket Lalwani & Associates.
Chartered Accountants

For Sanket Lalwani.
(Proprietor)
M No.-145945
FRN 143351W

# Form - 3 ( See Regulation 3)

## CHARTERED ACCOUNT CERTIFICATES

## ( FOR REGISTRATION OF A PROJECT AND SUBSEQENT WITHDRAWL OF MONEY)

NAME OF DEVELOPER : KAMAKSHII BUILDERS AND LAND DEVELOPERS,

NAME AND ADDRESS OF PROJECT : SILVER PARK,GUT NO 52/1,WADGAON KHOLHATI,CIDCO MAHANAGAR -I ,WALUJ AURANGABAD.

### ADDITIONAL INFORMATION FOR ONGOING PROJECTS

| Sr.No | Particulars | Amount ( Rs in lakhs) |
|---|---|---|
| 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 ) | 35,54,377.00 |
| 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) | - |
| 3 | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) in sqm. | 635.05 |
| | (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 | 158,36,550.00 |
| 4 | Estimated receivables of ongoing project. Sum of 2 + 3(ii) | 158,36,550.00 |
| 5 | Amount to be deposited in Designated Account - 70% or 100% | 110,85,585.00 |

This Certificate is being issued for RERA compliance for the individual firm Kamakshi Builders and Land Developers & is based on the records & documents produced before me &explanations provided to me by the management of the firm.

Yours Faithfully,
For Sanket Lalwani & Associates.
Chartered Accountants

For Sanket Lalwani.
(Proprietor)
M.No:-145945
FRN 143351W

Q8

## Statement for Calculation of Receivables from Sale of Ongoing Real Estate Project Sold Inventory

### A -TYPE BUILDING

| Sr No | Flat No | Carpet Area (in Sqm) | Unit Consideration as Per Agreement | Received Amount | Balance Receivable |
|---|---|---|---|---|---|
| 1 | | | | | |
| 2 | | | | | |
| 3 | AS-3 | 10.45 | 33000 | 344850 | 0 |
| 4 | | | | | |
| 5 | | | | | |
| | | TOTAL | | 344850 | 0 |

### B -TYPE BUILDING

| Sr No | Flat No | Carpet Area (in Sqm) | Unit Consideration as Per Agreement Rs. | Received Amount Rs. | Balance Receivable Rs. |
|---|---|---|---|---|---|
| 1 | B1 | 36.60 | 1392000 | 1392000 | 0 |
| 2 | B2 | 44.40 | 1430000 | 1430000 | 0 |
| 3 | B3 | 46.26 | 1600000 | 1600000 | 0 |
| 4 | B4 | 46.26 | 1600000 | 1600000 | 0 |
| 5 | B5 | 36.60 | 1500000 | 1500000 | 0 |
| 6 | B6 | 35.70 | 1500000 | 1500000 | 0 |
| 7 | B8 | 46.26 | 1654000 | 1654000 | 0 |
| 8 | B12 | 37.56 | 1375000 | 1375000 | 0 |
| | | TOTAL | 12000000 | 12051000 | 0 |



( Unsoled Inventory Valuation )

A -TYPE BUILDING

| Sr No | Flat No | Carpet Area (in Sqm) | Ready Reckoner | Unit Consideration as Per Ready Recknor Rate( ASR ) | |
|---|---|---|---|---|---|
| SHOP | | | | | |
| 1 | AS-1 | 9.53 | 33000 | 314490 | |
| 2 | AS-2 | 11.83 | 33000 | 390390 | |
| 3 | AS-4 | 5.94 | 33000 | 196020 | |
| 4 | AS-5 | 5.94 | 33000 | 196020 | |
| 5 | AS-6 | 9.13 | 33000 | 301290 | |
| 6 | AS-7 | 9.57 | 33000 | 315810 | |
| | | | | | |
| FLATS | | | | | |
| 1 | A-1 | 25.32 | 23000 | 582360 | |
| 2 | A-2 | 36.14 | 23000 | 831220 | |
| 3 | A-3 | 25.42 | 23000 | 584660 | |
| 4 | A-4 | 36.73 | 23000 | 844790 | |
| 5 | A-5 | 36.14 | 23000 | 831220 | |
| 6 | A-6 | 25.42 | 23000 | 584660 | |
| 7 | A-7 | 36.73 | 23000 | 844790 | |
| 8 | A-8 | 36.14 | 23000 | 831220 | |
| 9 | A-9 | 25.42 | 23000 | 584660 | |
| 10 | A-10 | 36.73 | 23000 | 844790 | |
| | | **372.13** | **TOTAL** | **9078390** | |

CA SANKET LALWANI M. NO. 145945 CHARTERED ACCOUNTANT

B -TYPE BUILDING

| Sr No | Flat No | Carpet Area (in Sqm) | Ready Reckoner | Unit Consideration as Per Ready Recknor Rate( ASR ) | |
|---|---|---|---|---|---|
| SHOP | | | | | |
| 1 | BS-1 | 14.88 | 33000 | 491040 | |
| 2 | BS-2 | 8.73 | 33000 | 288090 | |
| 3 | BS-3 | 11.94 | 33000 | 394020 | |
| 4 | BS-4 | 11.94 | 33000 | 394020 | |
| 5 | BS-5 | 8.73 | 33000 | 288090 | |
| 6 | BS-6 | 14.88 | 33000 | 491040 | |
| FLATS | | | | | |
| 1 | B-7 | 46.26 | 23000 | 1063980 | |
| 2 | B-9 | 36.60 | 23000 | 841800 | |
| 3 | B-10 | 35.70 | 23000 | 821100 | |
| 4 | B-11 | 37.56 | 23000 | 863880 | |
| 5 | B-13 | 35.70 | 23000 | 821100 | |
| | | 262.92 | TOTAL | 6758160 | |

| | | | |
|---|---|---|---|
| TOTAL UNSOLD CARPET AREA OF PROJECT - | 635.05 | SQM. | |
| TOTAL UNSOLD INVENTORY VALUE OF PROJECT | 15836550 | RS. | |

CA SANKET LALWANI M. NO. 145945 CHARTERED ACCOUNTANT