



Form - 3 (See Regulation 3)

CHARTERED ACCOUNTANT CERTIFICATES

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL 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)	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)	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



	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	12056891
		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	803121
		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	14738150
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	17473730
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 %)	-	74.48%
6			6. Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	-	17473730
7	a		6. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		16724365
8			7. Net Amount which can be withdrawn from the Designated Bank account under this certificate.		



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 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

ERN 143351W



Form - 3 (See Regulation 3)

CHARTERED ACCOUNT CERTIFICATES

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

NAME OF DEVELOPER : KAMAKSHI 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)	59,87,886.00
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)	70,250.00
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.	645.50
	(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	161,81,400.00
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	162,51,650.00
5	Amount to be deposited in Designated Account - 70% or 100%	113,76,155.00

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



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					
4					
5					
		TOTAL		0	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	1583750	70250
8	B12	37.56	1375000	1375000	0
		TOTAL	12000000	11980750	70250



(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-3	10.45	33000	344850	
4	AS-4	5.94	33000	196020	
5	AS-5	5.94	33000	196020	
6	AS-6	9.13	33000	301290	
7	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	
		382.58	TOTAL	9423240	



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	645.50	SQM.	
TOTAL UNSOLD INVENTORY VALUE OF PROJECT	16181400	RS.	

