BHALE PATHE & ASSOCIATES
A... ...INEERS ...NTERIOR DESIGNERS
... ...ury, Peer Bazar
O... ...gabad 43 005
(0240) 334896

FORM 1

ARCHITECT'S CERTIFICATE

To,
RAJVEER INFRA PROJECTS
Ahinsa Bhavan, Ahinsa Nagar,
Aakashwani Chowk, Aurangabad - 431001

Date: 31-Jan-18

Subject : Certificate of Percentage of Completion of Construction Work of 7 Buildings of the 1st Phase of the Project Aarya Casa having MahaRERA Reg. no. P51500008230 situated on the Plot bearing Gut No. 55 old survey no. 27 demarcated by its boundaries:
15 mtr. wide proposed DP Road to the North
6 mtr. wide road to the South
Remaining land Gut No. 55 to the East
Remaining land Gut No. 55 to the West

Division: Aurangabad Municipal Corporation, Village: Itkheda, taluka & District: Aurangabad, PIN: 431005
Admeasuring 3895 sq.mts. area being developed by Rajveer Infra Projects.

Sir,

We Bhale Pathe & Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 7 Buildings of the 1st Phase of the Project Aarya Casa having MahaRERA Reg. no. P51500008230 situated on the Plot bearing Gut No. 55 old survey no. 27 demarcated by its boundaries:

15 mtr. wide proposed DP Road to the North
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Division: Aurangabad Municipal Corporation, Village: Itkheda, taluka & District: Aurangabad, PIN: 431005
Admeasuring 3895 sq.mts. area being developed by Rajveer Infra Projects.

1. Following technical professionals are appointed by Promoter –

   (i) M/s Bhale Pathe & Associates as Architect ;
   (ii) M/s SRITEC Consultants as Structural Consultant
   (iii) M/s Consulting Electrical Engineers Combine as MEP Consultant

Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of work done for each of the building of the Project Aarya Casa as registered vide number P51500008230 under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE A

Building: APARTMENT AARYA CASA

SR NO.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	1 number of Plinth	100
3	X number of Podiums	0
4	Stilt Floor	70
5	7/8 number of Slabs of Super Structure	87.5
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	10
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	5
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	40
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electric, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

TABLE A

Building: BUNGALOW NO. 3 - C1

SR NO	Tasks / Activity	Percentage of Work
1	Excavation	100
2	1 number of Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	2/3 number of Slabs of Super Structure	66
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	30
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	60
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electric, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

TABLE A

Building: BUNGALOW NO. 4 - C2

SR NO.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	1 number of Plinth	100
3	X number of Podiums	0
4	Slab Floor	0
5	1/3 number of Slabs of Super Structure	35
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	35
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby's, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

TABLE A

Building: BUNGALOW NO. 5 - C3

SR NO.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	1 number of Plinth	100
3	X number of Podiums	0
4	Slab Floor	0
5	0/3 number of Slabs of Super Structure	10
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby's, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

TABLE A

Building: BUNGALOW NO. 6 - C4

SR NO.	Tasks / Activity	Percentage of Work
1	Excavation	100
2	1 number of Plinth	100
3	X number of Podiums	0
4	Stilt Floor	0
5	0/0 number of Slabs of Super Structure	10
6	Internal walls, internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

TABLE A

Building: BUNGALOW NO. 1 - B1

SR NO.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	1 number of Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	0/0 number of Slabs of Super Structure	0
6	Internal walls, internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

TABLE A

Building: BUNGALOW NO. 2 - B2

SR NO.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	1 number of Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	6/8 number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0
9	The external pumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobbys, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

TABLE - B

Internal & External Development Work In Respect of the entire Registered Phase

Sr. No.	Common areas And Facilities, Amenities	Proposed	Percentage Of Completion	Details
1	Internal Roads & Footpaths	YES	0	EXCAVATION DONE
2	Water Supply	YES	0	3 BOREWELL DUG/ CORPORATION LINE
3	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0	SEWER LINE
4	Storm Water Drains	NO	0	NA
5	Landscaping & Tree Planting	YES	0	AS PER DESIGN
6	Street Lighting	YES	0	AS PER DRAWING
7	Community Buildings :	NO	0	NA
8	Treatment And Disposal Of Sewage And Sullage Water	NO	0	NA
9	Solid Waste Management And Disposal	NO	0	NA
10	Water Conservation, Rain water Harvesting	YES	0	TERRACE TO BORE
11	Energy management :	NO	0	NA
12	Fire Protection And Fire Safety Requirements :	YES	0	AS PER FIRE SAFETY PERMISSION
13	Electrical Meter Room, Sub-Station,	YES	0	AS PER REQUIREMENT
14	Aggregate area of recreational Open Space	YES	0	360 SQ. MTR
15	Open Parking	YES	0	PAVER BLOCKS

Yours Faithfully

ARCHITECT

SUNIL M. DHALE

CA / 95 / 10048

S M P AND ASSOCIATES
Chartered Accountants
Shop No.1, Plot No.219, Opp. Indian Bank,
Samarth Nagar, Aurangabad – 431001

FORM 3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number P51800008230

Date: 31st JAN 2018

Sr. No	Particular	Estimated Total Amount (in INR)	Actual Total Amount (in INR)
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	18489657	12270909
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/UT Administration or any Statutory Authority	3389005	3389006
c	Acquisition cost of TDR (if any)	250000	250000
d	Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	1898430	1908430
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0	0
f	Estimated construction cost of all the building including site development and infrastructure for the same as certified by Engineer Actual Cost of construction of whole building incurred as per the books of accounts as verified by the CA	0	0
g	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
h	Cost of ADF linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards slum project or rehabilitation	0	0
	Sub-Total of Land Cost	22127092	17914415

Sr. No.			Particular	Estimated Total Amount (in INR)	Actual Total Amount (in INR)
II			Development Cost/ Cost of Construction		
	a	i	Estimated Cost of Construction as certified by Engineer	110000000	
		ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA minimum of (i) and (ii) has to be considered.		39214756
		iii	On-site expenditure for development of entire project excluding cost of construction as per (a) above, i.e. salaries, consultants fees, site overheads, development works, 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 entire phase of the project registered		5068215
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	550000	304010
	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. Amount Rs. 6,50,15,882/-	25000000	17066610
			Sub-Total of Development Cost	135550000	61645805
				Amount in INR	Amount in INR
2			**Total Estimated Cost of the Real Estate Project** (10) + (11) of Estimate Column	157677092	
3			**Total Cost Incurred of the Real Estate Project** (10 + 11) of Incurred Column		75550020
4			**% Completion of construction work** (as per Project Architect's Certificate)		39%
5			**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**		48%
6			**Amount Which can be withdrawn from the Designated Account** (Total Estimated Cost * Percentage of cost incurred (Sr. number 2 * Sr. number 5)		75560020
	1		**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**		30065327
7			**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**		45554693

This certificate is being issued for RERA compliance for Rajveer Infra Projects and is based on the explanations provided to me by the management of the firm.

Yours Faithfully

As per information & explanation provided (unaudited figures)

Membership Number 142409
CA Sagar Chandla

Additional Information for Ongoing Projects

	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)	8211207)
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)	43644675
3. (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2390.35
(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.	70614735
4. Estimated receivables of ongoing project Sum of 2 + 3(ii)	114259408
5. Amount to be deposited in Designated Account – 70% or 100%	70%

If 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account

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

Yours Faithfully

As per Information & explanation provided (Unaudited figures)

CA Sagar Chordiya
Membership No. 142409

Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area In Sq. Mtr.	Unit Consideration as per Agreement Amt in INR	Received Amount INR	Balance Receivable INR
1	602	146.97	9500000	4550000	4950000
2	601	146.97	9600000	4950000	4650000
3	201	146.97	9600000	2457522	7142478
4	202	146.97	9600000	4079077	5520923
5	101	146.97	9250000	1818957	7431043
6	802	146.97	8100000	5000000	3100000
7	Bungalow C 1	233.55	18100000	7149771	10950229
				30035327	43640673

Unsold Inventory

Ready reckoner rate as on the date of certificate for the Residential premises is Rs. 29500 Per Sq. Mtr.

Sr. No.	Flat No.	Carpet Area In Sq. Mtr.	Under Consideration As per ASR Amt in INR
1	102	146.97	4335615
2	301	146.97	4335615
3	302	146.97	4335615
4	401	146.97	4335615
5	402	146.97	4335615
6	501	146.97	4335615
7	701	146.97	4335615
8	702	146.97	4335615
9	Bungalow B-2	256.96	7580320
10	Bungalow B-1	256.96	7580320
11	Bungalow C-2	233.55	6888725
12	Bungalow C-3	233.55	6888725
13	Bungalow C-4	233.55	6888725
		2390.35	70514735