MAHADEOKAR & YARDI
CHARTERED ACCOUNTANTS

Office : 207, Amar Arcade, Kulkarni Colony, Sadhu Waswani Road, Sharanpur Road, Nashik 422002. Tel. 253-2310650

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FORM-3

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

Cost of Real Project MahaRERA Registration Number -P51600008287

Sr.No			Particulars	Amount Rs Estimated	Incurred AS ON 31 March 2018
1	i.		**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.	2500000	2500000
		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	1100000	1099380
		c.	Acquisition cost of TDR (if any)	0	0
		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	1400000	1379891
		e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0	0
		f.	Under Rehabilitation Scheme		
			(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0
			(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	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 occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost	1800000	1763071

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			(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	6800000	6742342
	ii.	**Development Cost/ Cost of Construction**				
		a	(i)	Estimated Cost of Construction as certified by Engineer. (As per revised plan)	45155000	
			(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	0	21188331
				Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
			(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), 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.	7680000	5964621
		b		Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority	0	0
		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.	10231200	2432493
				Sub-Total of Development Cost	63066200	29585444
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**				69866200	
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**				36327786	

MAHADEOKAR & YARDI CHARTERED ACCOUNTANTS FIRM REG. NO. 135735W

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4	**% completion of Construction Work % (as per Project Architect's Certificate)**	58.50%
5	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	52
6	**Amount Which can be withdrawn from the Designated Account** **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	36330424
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	6916000
8	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate.**	29414424

This certificate is being issued for RERA compliance for the Company **AMAR BUILD TECH PVT. LTD.** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

MAHADEOKAR & YARDI * FIRM REG. NO.135735W * CHARTERED ACCOUNTANTS

Yours Faithfully
MAHADEOKAR AND YARDI
Chartered Accountants
(Firm Number: 135735W)

Name - MAKARAND MAHADEOKAR, M.NO.048608

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	33538414
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)	12925000
3	i	Balance Unsold area	1152.04
	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	48721452
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	61646452

MAHADEOKAR & YARDI

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5	Amount to be deposited in Designated Account – 70% or 100%	
	IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	34105016
	IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	0
	This certificate is being issued for RERA compliance for the Company AMAR BUILD TECH PVT. LTD. and is based on the records and documents produced before me and explanations provided to me by the management of the Company	
		Yours Faithfully **MAHADEOKAR AND YARDI** Chartered Accountants (Firm Number: 135735W) Name - MAKARAND MAHADEOKAR, M.NO.048608

MAHADEOKAR & YARDI * CHARTERED ACCOUNTANTS * FIRM REG. NO.135735W

ANNEXURE A

Sold Inventory

Sr. no	Flat No.	Carpet Area (in sq.mts)	BALCONY AREA	TERRACE AREA	Unit consideration as per agreement/Letter of Allotment	Received Amount	Balance Receivable
1	G-1	32.40	0	0	ALOTTED TO LAND OWNER		
2	G-2	30.15	0	0	ALOTTED TO LAND OWNER		
3	G-3	28.95	0	0	ALOTTED TO LAND OWNER		
4	C-1	48.35	6.66	4.36	ALOTTED TO LAND OWNER		
5	C-2	48.07	6.69	4.82	ALOTTED TO LAND OWNER		
6	C-3	48.07	6.69	0	ALOTTED TO LAND OWNER		
7	C-4	48.35	6.69	0	ALOTTED TO LAND OWNER		
8	C-5	48.35	6.69	0	ALOTTED TO LAND OWNER		
9	C-6	48.07	6.69	0	ALOTTED TO LAND OWNER		
10	C-7	48.07	6.69	0	ALOTTED TO LAND OWNER		
11	C-8	48.35	6.69	0	ALOTTED TO LAND OWNER		
12	C-9	48.35	6.69	0	ALOTTED TO LAND OWNER		
13	C-10	48.07	6.69	0	ALOTTED TO LAND OWNER		
14	C-11	48.07	6.69	0	ALOTTED TO LAND OWNER		
15	C-12	48.35	6.69	0	ALOTTED TO LAND OWNER		
16	C-13	48.35	6.69	0	ALOTTED TO LAND OWNER		
17	C-14	48.07	6.69	0	ALOTTED TO LAND OWNER		
18	C-15	48.07	6.69	0	ALOTTED TO LAND OWNER		
19	C-16	48.35	6.69	0	ALOTTED TO LAND OWNER		
20	D-1	47.33	6.69	0.00	2400000	1640000	760000
21	D-2	47.59	6.69	0.00	2400000	1680000	720000
22	D-3	47.55	6.69	5.13	2800000	1680000	1120000
23	D-4	47.33	6.69	4.18	2700000	1755000	945000
24	D-5	47.33	6.69	0	2450000	1490000	960000
25	D-6	47.59	6.69	0.00	2400000	200000	2200000
26	D-7	47.55	6.69	0	2400000	1400000	1000000
27	D-8	47.33	6.69	0.00	2400000	1450000	950000
28	D-9	47.33	6.69	0	2400000	1440000	960000
29	D-11	47.55	6.69	0	2400000	1440000	960000
30	D-12	47.33	6.69	0	2400000	1680000	720000
31	D-13	37.76	6.69	9.85	2275000	1365000	910000
32	D-15	47.55	6.69	0.00	2450000	1730000	720000
TOTAL		**1469.98**	**193.98**	**28.34**	**31875000**	**18950000**	**12925000**

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of certicate of the Residential/commercial premises Rs. 22200 Per sm.(This is for Built Up Area) For Carpet Area calculation multiply by 1.2 to ASR rate(As per ASR CIRCULAR) As per ASR

Built up Area = (Carpet + Balcony +40% Terrace Area)*1.2

Sr. no	Flat No.	Carpet Area (in sq.mts)	BALCONY AREA	TERRACE AREA	Unit Cansideration as per Ready Reckoner Rate (ASR)	Unit Cansideration as per Actual sale rate
1	G-4	20.32	0.00	0.00	541325	*902208*
2	G-5	40.55	0.00	0.00	1080252	*1800420*
3	G-6	51.32	0.00	0.00	1367165	*2278608*
4	D-10	47.59	6.69	0.00	1446019	*2410032*
5	D-14	38.01	6.69	9.99	1297261	*2206458*
6	D-16	47.33	6.69	0.00	1439093	*2398488*
7	E-1	44.87	10.10	0.00	1464401	*2440668*
8	E-2	48.74	6.92	0.00	1482782	*2471304*
9	E-3	48.74	6.92	0.00	1482782	*2471304*
10	E-4	48.74	6.92	0.00	1482782	*2471304*
11	E-5	44.87	10.10	0.00	1464401	*2440668*
12	E-6	48.74	6.92	0.00	1482782	*2471304*
13	E-7	48.74	6.92	0.00	1482782	*2471304*
14	E-8	48.74	6.92	0.00	1482782	*2471304*
15	E-9	44.87	10.10	0.00	1464401	*2440668*
16	E-10	48.74	6.92	0.00	1482782	*2471304*
17	E-11	48.74	6.92	0.00	1482782	*2471304*
18	E-12	48.74	6.92	0.00	1482782	*2471304*
19	E-13	48.87	6.92	51.66	2036735	*3623928*
20	E-14	48.87	6.92	47.77	1995283	*3537570*
TOTAL		**916.13**	**126.49**	**109.42**	**28941376**	***48721452***

Note : ASR rate as per Ready Reckoner is Rs.22200, however the unit consideration is calculated on the basis of last agreed sale value of the unit. Carpet Area is revised as per commencement certificate received on 20.11.2017