

MAHADEOKAR & YARDI

CHARTERED ACCOUNTANTS

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

MAKARAND MAHADEOKAR

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SAURABH YARDI

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FORM-3				
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)				
Cost of Real Project MahaRERA Registration Number -P51600008287				
Sr.No		Particulars	Estimated	Amount Rs
				Incurred AS ON 31 Dec 2017
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	1768000



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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	12198597
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	4346146
	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	991573
Sub-Total of Development Cost				63066200	17536316
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			24278658	





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4	% completion of Construction Work % (as per Project Architect's Certificate)	37.80%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	34.75
6	Amount Which can be withdrawn from the Designated Account	24278505
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	3416000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	20862505
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) <i>[Signature]</i> 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)	45587542
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)	15252500
3	i Balance Unsold area	1206.32
	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	51131484
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	66383984

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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	35792039
	IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	51131484
	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	

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	750000	1650000
21	D-2	47.59	6.69	0.00	2400000	1335000	1065000
22	D-3	47.55	6.69	5.13	2800000	1400000	1400000
23	D-4	47.33	6.69	4.18	2700000	1080000	1620000
24	D-5	47.33	6.69	0	2450000	1250000	1200000
25	D-7	47.55	6.69	0	2400000	1160000	1240000
26	D-8	47.33	6.69	0.00	2400000	1210000	1190000
27	D-9	47.33	6.69	0	2400000	1200000	1200000
28	D-11	47.55	6.69	0	2400000	1200000	1200000
29	D-12	47.33	6.69	0	2400000	1250000	1150000
30	D-13	37.76	6.69	9.85	2275000	1137500	1137500
31	D-15	47.55	6.69	0.00	2450000	1250000	1200000
TOTAL		1422.39	187.29	28.34	29475000	14222500	15252500



Handwritten signature

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of certificate 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 Consideration as per Ready Reckoner Rate (ASR)	Unit Consideration 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
5	D-6	47.59	6.69	0.00	1446019	2410032
6	D-10	47.59	6.69	0.00	1446019	2410032
8	D-14	38.01	6.69	9.99	1297261	2206458
9	D-16	47.33	6.69	0.00	1439093	2398488
10	E-1	44.87	10.10	0.00	1464401	2440668
11	E-2	48.74	6.92	0.00	1482782	2471304
12	E-3	48.74	6.92	0.00	1482782	2471304
13	E-4	48.74	6.92	0.00	1482782	2471304
14	E-5	44.87	10.10	0.00	1464401	2440668
15	E-6	48.74	6.92	0.00	1482782	2471304
16	E-7	48.74	6.92	0.00	1482782	2471304
17	E-8	48.74	6.92	0.00	1482782	2471304
18	E-9	44.87	10.10	0.00	1464401	2440668
19	E-10	48.74	6.92	0.00	1482782	2471304
20	E-11	48.74	6.92	0.00	1482782	2471304
21	E-12	48.74	6.92	0.00	1482782	2471304
22	E-13	48.87	6.92	51.66	2036735	3623928
23	E-14	48.87	6.92	47.77	1995283	3537570
TOTAL		963.72	133.18	109.42	30387396	51131484

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

