

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 REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)				
Cost of Real Project MahaRERA Registration Number				
Sr.No		Particulars	Estimated	Amount Rs
				Incurred AS ON 15 July 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	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.	44400000	
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	0	4381114
		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	2736785
	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	959882
		Sub-Total of Development Cost		62311200	8077781
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column			69111200	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column			14820123	



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4	% completion of Construction Work % (as per Project Architect's Certificate)	9%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	21.44
6	Amount Which can be withdrawn from the Designated Account	14817441
	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	0
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	14817441
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>Saurabh Yardi</i> Name - SAURABH YARDI, M.NO.141171 Date : 20/07/2017		
(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)	54291077
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)	14019000
3	i Balance Unsold area	1420.08
	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)	62518308
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	76537308

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MAKARAND MAHADEOKAR

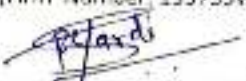
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5	Amount to be deposited in Designated Account – 70% or 100%	
	IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account	43762816
	IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	62518308
	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	
	Date : 20/07/2017  Yours Faithfully MAHADEOKAR AND YARDI Chartered Accountants (Firm Number: 135735W)  Name - SAURABH YARDI, M.NO.141171	

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-3	47.55	6.69	5.13	2794000	100000	2694000
21	D-5	47.33	6.69	0	2400000	200000	2200000
22	D-7	47.55	6.69	0	2400000	200000	2200000
23	D-9	47.33	6.69	0	2400000	25000	2375000
24	D-11	47.55	6.69	0	2400000	50000	2350000
25	D-12	47.33	6.69	0	2400000	200000	2200000
TOTAL		1147.50	147.15	14.31	14794000	775000	14019000



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

As per ASR

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
4	D-1	47.33	6.69	0.00	1439093	2398488
5	D-2	47.59	6.69	0.00	1446019	2410032
6	D-4	47.33	6.69	4.18	1483635	2491284
7	D-6	47.59	6.69	0.00	1446019	2410032
8	D-8	47.33	6.69	0.00	1439093	2398488
9	D-10	47.59	6.69	0.00	1446019	2410032
10	D-13	37.76	6.69	9.85	1289110	2192250
11	D-14	38.01	6.69	9.99	1297261	2206458
12	D-15	47.55	6.69	0.00	1444954	2408256
13	D-16	47.33	6.69	0.00	1439093	2398488
14	E-1	36.34	0.00	0.00	968098	1613496
15	E-2	36.34	0.00	0.00	968098	1613496
16	E-3	38.14	5.43	0.00	1160705	1934508
17	E-4	37.84	5.43	0.00	1152713	1921188
18	E-5	37.26	5.43	0.00	1137262	1895436
19	E-6	37.26	5.43	0.00	1137262	1895436
20	E-7	38.14	5.43	0.00	1160705	1934508
21	E-8	37.84	5.43	0.00	1152713	1921188
22	E-9	37.26	5.43	0.00	1137262	1895436
23	E-10	37.26	5.43	0.00	1137262	1895436
24	E-11	38.14	5.43	0.00	1160705	1934508
25	E-12	37.84	5.43	0.00	1152713	1921188
26	E-13	37.26	5.43	0.00	1137262	1895436
27	E-14	37.26	5.43	0.00	1137262	1895436
28	E-15	38.14	5.43	0.00	1160705	1934508
29	E-16	37.84	5.43	0.00	1152713	1921188
30	E-17	37.26	5.43	0.00	1137262	1895436
31	E-18	37.26	5.43	0.00	1137262	1895436
TOTAL		1242.28	153.78	24.02	37446996	62518308

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.

