

R. DEVENDRA KUMAR & ASSOCIATES CHARTERED ACCOUNTANTS



Mumbai (H.O.): 205, Blue Rose Industrial Estate, Western Express Highway, Borivali (East), Mumbai - 400 066.
Nashik Office: Flat No 14, Satyam Galaxy, Opp. Jatra Hotel, Adgaon, Nashik - 422 003.
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FORM-3

[see Regulation 3]

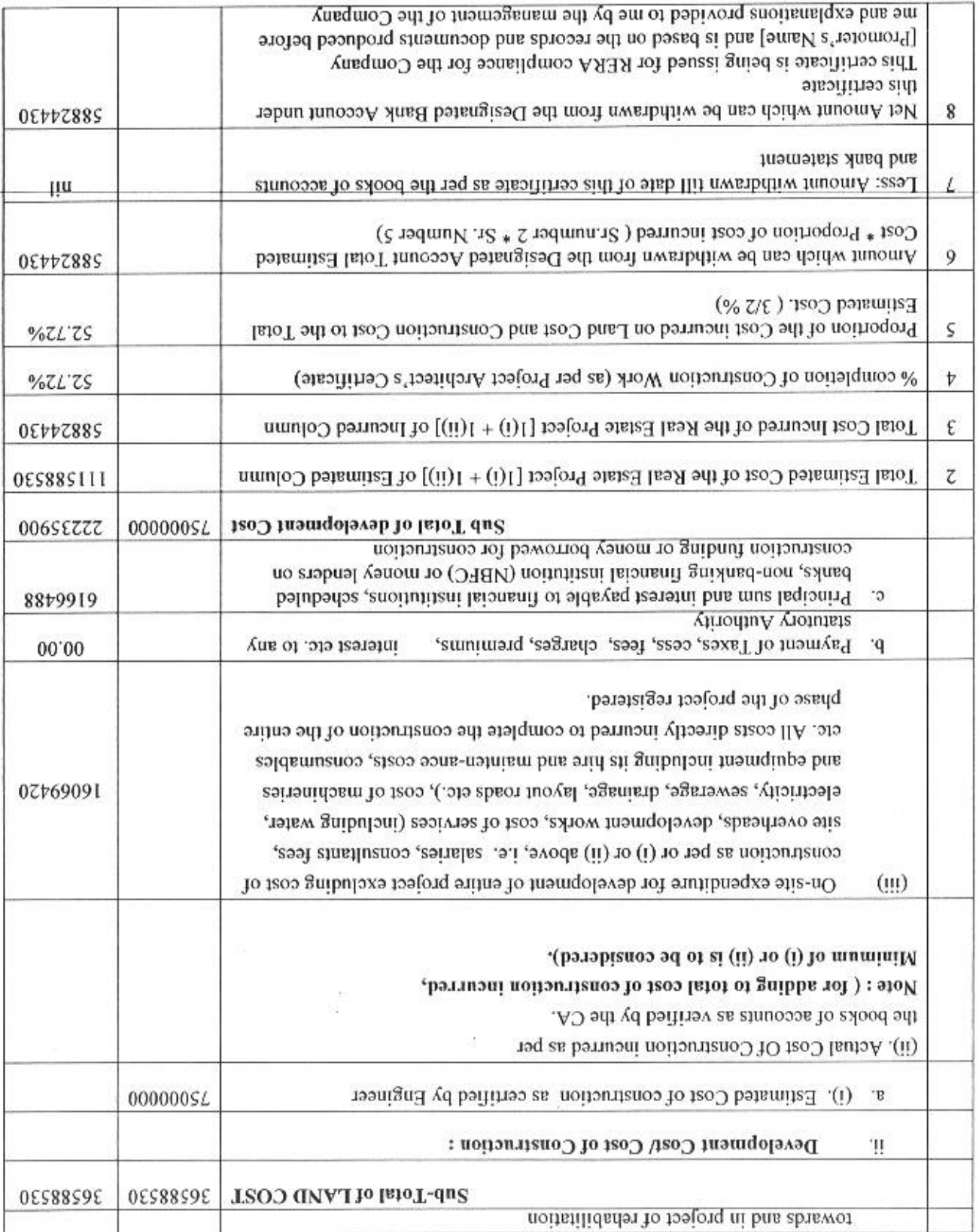
CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project Maha RERA Registration Number P51600018882

Sr. No	Particulars	Amount (Rs.)	Estimated	Amount (Rs.)	Incurring
1	(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.	27590640	27590640		
	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.	3176960	3176960		
	c. Acquisition cost of TDR (if any)	1882380	1882380		
	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	3938550	3938550		
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities				
	f. Under Rehabilitation Scheme				
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer				
	(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				
	(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				
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities				







For R. Devendra Kumar & Associates
Chartered Accountants
FRN : 114207W
CA Avtarsingh H. Saini
Partner
M. No. 140512

Yours Faithfully,

(Signature of Chartered Accountant)
(Membership Number 140512)

Name
AVTARSINGH H SAINI

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated Balance Cost to Complete the Real Estate Project (calculated as per the Form IV)	52764100
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)	27935100
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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	98100000
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	126035100
5.	Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables IF 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account of ongoing project will be deposited in designated Account	19554570

This certificate is being issued for RERA compliance for the Company [M/S JAY AMBE PROPERTIES (Promoter's Name)] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



For R. Devendra Kumar & Associates
Chartered Accountants
FRN : 114207W

CA Avtarsingh H. Saini
Partner
M. No. 140512

Yours Faithfully,
Avtarsingh H. Saini

Signature of Chartered Accountant
(Membership Number 140512)

Name
AVTARSINGH H SAINI



Sr. No.	Flat No.	Total Carpet Area (in sq.mts.)	Unit	Consideration as per Read Reckoner Rate(ASR)
-1	A' Wings	-2		
	1 Shop. No.1	31.73	0	2400000
	2 Shop. No.4	25	0	1600000
	3 Flat.No.1	44.23	13.94	8.37
	4 Flat.No.3	66.49	19.15	0
	5 Flat.No.4	66.49	19.15	0
	6 Flat.No.8	66.49	19.15	0
	7 Flat.No.9	44.23	13.94	8.37
	8 Flat.No.10	44.23	13.94	8.37
	9 Flat.No.12	66.49	19.15	8.37
	10 Flat.No.13	44.09	13.94	0
	12 Flat.No.17	44.23	13.94	0
	13 Flat.No.19	66.49	19.15	0
	B, Wings			
	14 Flat.No.5	45.5	15.79	0
	15 Flat.No.6	45.5	15.79	0
	16 Flat.No.8	44.4	13.94	8.37
	17 Flat.No.9	47.98	15.79	0
	18 Flat.No.10	47.98	15.79	0
	19 Flat.No.17	47.98	15.79	0
	Total	963.99	277.49	41.85
				46630000

(Sold Inventory)

Annexure A

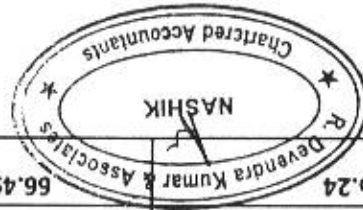
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate

of the Residential/Commercial premises Rs. _____ per sq. m.

Sr. No.	Flat No.	Total Carpet Area (in sq.mts.)	Unit	Consideration as per Read Reckoner Rate(ASR)
-1	-2	-3	-4	
	A' Wings	Carpet	Balcony	Terrace
1	Shop. No.2	26	0	0
2	Shop. No.3	12.96	0	0
3	Shop. No.5	29.66	0	0
4	Flat.No.2	44.23	13.94	8.37
5	Flat.No.5	44.09	13.94	0
6	Flat.No.6	44.09	13.94	0
7	Flat.No.7	66.49	19.15	0
8	Flat.No.11	66.49	19.15	0
9	Flat.No.14	44.09	13.94	0
10	Flat.No.15	66.49	19.15	0
11	Flat.No.16	66.49	19.15	0
12	Flat.No.18	44.23	13.94	0
13	Flat.No.20	66.49	19.15	0
14	Flat.No.21	44.09	13.94	0
15	Flat.No.22	44.09	13.94	0
16	Flat.No.23	66.49	19.15	0
17	Flat.No.24	66.49	19.15	0





18	Flat.No.25	44.09	13.94	0	2200000
19	Flat.No.26	44.09	13.94	0	2200000
20	Flat.No.27	66.49	19.15	0	3300000
21	Flat.No.28	66.49	19.15	0	3300000
	B, Wings				
22	Flat.No.1	47.98	15.79	0	2300000
23	Flat.No.2	47.98	15.79	0	2300000
24	Flat.No.3	44.09	13.94	0	2100000
25	Flat.No.4	44.09	13.94	0	2100000
26	Flat.No.7	44.4	13.94	8.37	2200000
27	Flat.No.11	44.09	13.94	0	2100000
28	Flat.No.12	44.09	13.94	0	2100000
29	Flat.No.13	45.5	15.79	0	2200000
30	Flat.No.14	45.5	15.79	0	2200000
31	Flat.No.15	44.4	13.94	0	2100000
32	Flat No.16	44.40	13.94	0	2100000
32	Flat.No.18	47.98	15.79	0	2400000
33	Flat.No.19	44.09	13.94	0	2200000
34	Flat.No.20	44.09	13.94	0	2200000
35	Flat.No.21	45.5	15.79	0	2300000
36	Flat.No.22	45.5	15.79	0	2300000
37	Flat.No.23	44.4	13.94	8.37	2300000
38	Flat.No.24	44.4	13.94	8.37	2300000
39	Flat.No.25	45.5	15.79	0	2300000
40	Flat.No.26	45.5	15.79	0	2300000
41	Flat.No.27	44.09	13.94	0	2200000
42	Flat.No.28	44.09	13.94	0	2200000
	Total	1989.29	601.99	33.48	98100000