DESHMUKH JAIN & ASSOCIATES
CHARTERED ACCOUNTANTS

C.A. Nandkumar Y. Deshmukh
M. Com., F.C.A (Partner)

FORM-3 (see Regulation 3)
CHARTERED ACCOUNTANT'S CERTIFICATE

Dated - 04/12/2018

Cost of Real Estate Project MahaRERA Registration No. _____

Project Name – "Suyojit Viridian Vallis Phase-2, E-3, VIVIDE".

Sr. No.	Particulars	Amount	
		Estimated	**Incurred**
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.	**Rs.13,26,1000/-**	**Rs. 1,06,13,000/-**
	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.	-	-
	c. Acquisition cost of TDR (if any)	-	-
	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	-	-
	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	-	-
	(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,	-	-

Office :- G 2 & 5, Utility Center, Opp. - Rajiv Gandhi Bhavan (NMC), Sharanpur Road, Nasik 422 002.

Phone : 0253 - 2314498 / 3012448 Fax: 0253 - 2576393
Cell : 09371111907 Email : deshmukhjain@yahoo.com

	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any author ties towards and in project of rehabilitation.	-	-
	Sub- Total of LAND COST	**Rs. 13,261,000/-**	**Rs. 1,06,13,000/-**
2	**Development Cost/ Cost of Construction** A. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction Incurred as per the books of accounts as verified by the CA. (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. B. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. 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 ;	**Rs.12,16,68,000/-** **Rs. 17,860,000/-** **Rs.2,80,00,000/-**	**Rs.10,00,000/-** **Rs. 56,20,000/-** **Rs. 80,00,000/-**
	Sub- Total of Development Cost	**Rs.16,75,28,000/-**	**Rs.1,46,20,000/-**
	Total Estimated Cost of The Real Estate Project	**Rs. 18,07,89,000/-**	**Rs.2,52,33,000/-**

2. Total Estimated Cost of the Real Estate Project
[1(i) + 1(ii)] of Estimated Column. **Rs.18,07,89,000/-**

3. Total Cost Incurred of the Real Estate Project
[1(i) + 1(ii)] of Incurred Column. **Rs.2,52,33,000/-**

4. % completion of Construction Work
(as per Project Architect's Certificate) **%**

5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated **13.96%**

Cost. (3/2 %)

6.	Amount Which can be withdrawn from the Designated Account **Total Estimated Cost * Proportion of cost Incurred (Sr. number 2 * Sr. number 5)**	**Rs.2,52,33,000/-**
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Nil
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**Rs.2,52,33,000/-.**

This certificate is being issued for RERA compliance for the Company **M/s. Sun Infrastructures 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,

DESHMUKH JAIN & ASSOCIATES CHARTERED ACCOUNTANTS M. NO. 112958 W

Deshmukh Jain & Associates
Chartered Accountants
(Firm Registration No. 112958W)

Sr. No.	Particulars	Amount
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)**	**Rs.15,55,56,000/-**
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)	-
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.	**4157.80Sq.mtr** **Rs.15,60,21,685/-**
4	Estimated receivables of New project. Sum of 2 + 3 (ii)	**Rs.15,60,21,685/-**
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. IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	**Rs. 10,92,15,400/-**

This certificate is being issued for RERA compliance for the **Sun Infrastructures 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



Deshmukh Jain & Associates
Chartered Accountants
(Firm Registration No. 112958W)

Annexure A

Statement for calculation of Receivables from the Sales of the Real Estate Project Building No.1 & 2, **Suyojit Viridian Vallis Phase-2,E-3 VIVIDE**

Nil

Unsold Inventory Valuation

Ready Reckoner rate as per the date of Certificate of the Residential Premies Project - SUYOJIT VIRIDIAN VALLIS - PHASE-2, SECTOR VIVIDE (E-3-DAISY)

Per Sq.mtrs

Floor	Rate
1 to 5	36168
6 to 10	37976
11 to 12	39785

Sr.No.	Flat No.	Carpet Area in Sq.mtrs	Unit Consideration as per Ready Reckoner Rate (ASR) in Rs.
1	101	42.12	1523396
2	102	44.33	1603327
3	103	44.33	1603327
4	104	42.12	1523396
5	105	42.12	1523396
6	106	44.33	1603327
7	107	44.33	1603327
8	108	42.12	1523396
9	201	42.12	1523396
10	202	44.33	1603327
11	203	44.33	1603327
12	204	42.12	1523396
13	205	42.12	1523396
14	206	44.33	1603327
15	207	44.33	1603327

16	208	42.12	1523396
17	301	42.12	1523396
18	302	44.33	1603327
19	303	44.33	1603327
20	304	42.12	1523396
21	305	42.12	1523396
22	306	44.33	1603327
23	307	44.33	1603327
24	308	42.12	1523396
25	401	42.12	1523396
26	402	44.33	1603327
27	403	44.33	1603327
28	404	42.12	1523396
29	405	42.12	1523396
30	406	44.33	1603327
31	407	44.33	1603327
32	408	42.12	1523396
33	501	42.12	1523396
34	502	44.33	1603327
35	503	44.33	1603327
36	504	42.12	1523396
37	505	42.12	1523396
38	506	44.33	1603327
39	507	44.33	1603327
40	508	42.12	1523396
41	601	44.17	1677400
42	602	44.33	1683476
43	603	44.33	1683476
44	604	44.17	1677400
45	605	44.17	1677400
46	606	44.33	1683476
47	607	44.33	1683476
48	608	44.17	1677400
49	701	42.12	1599549
50	702	44.33	1683476
51	703	44.33	1683476
52	704	42.12	1599549
53	705	42.12	1599549
54	706	44.33	1683476
55	707	44.33	1683476
56	708	42.12	1599549

57	801	42.12	1599549
58	802	44.33	1683476
59	803	44.33	1683476
60	804	42.12	1599549
61	805	42.12	1599549
62	806	44.33	1683476
63	807	44.33	1683476
64	808	42.12	1599549
65	901	42.12	1599549
66	902	44.33	1683476
67	903	44.33	1683476
68	904	42.12	1599549
69	905	42.12	1599549
70	906	44.33	1683476
71	907	44.33	1683476
72	908	42.12	1599549
73	1001	42.12	1599549
74	1002	44.33	1683476
75	1003	44.33	1683476
76	1004	42.12	1599549
77	1005	42.12	1599549
78	1006	44.33	1683476
79	1007	44.33	1683476
80	1008	42.12	1599549
81	1101	42.12	1675744
82	1102	44.33	1763669
83	1103	44.33	1763669
84	1104	42.12	1675744
85	1105	42.12	1675744
86	1106	44.33	1763669
87	1107	44.33	1763669
88	1108	42.12	1675744
89	1201	42.12	1675744
90	1202	44.33	1763669
91	1203	44.33	1763669
92	1204	42.12	1675744
93	1205	42.12	1675744
94	1206	44.33	1763669
95	1207	44.33	1763669
96	1208	42.12	1675744
		4158	**156021685**