MOB :- 9867745981

MAMTA SHAH AND ASSCOIATES

89-D, 1st Floor, Datta Niwas, Gokhale Road, Naupada, Thane (w), 400602

FORM-3[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE(On Letter Head)

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

Cost of Real Estate Project MahaRERA Registration Number P51700008682

Sr. No.	'Particulars	Amount (Rs.) 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	2,50,00,000.00	1,92,87,030.00
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	70,00,000.00	59,89,528.00
c.	Acquisition cost of TDR (if any)	80,00,000.00	7,00,000.00
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	12,94,150.00	12,94,150.00
f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
g.	Under Rehabilitation scheme:		
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
(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)**	NA	NA
(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,	Nil	Nil
(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.	Nil	Nil
	Sub-Total of LAND COST	**4,12,94,150.00**	**2,72,70,708.00**

MAMTA SHAH & ASSOCIATES * CHARTERED ACCOUNTANTS * MEM No.: 116715 THANE

For MAMTA SHAH & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN : 143456W

PROPRIETOR, MEM No. 116715

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MAMTA SHAH AND ASSCOIATES

89-D, 1st Floor, Datta Niwas, Gokhale Road, Naupada, Thane (w), 400602

ii.	**Development Cost/ Cost of Construction :**		
a.	(i) Estimated Cost of Construction as certified by Engineer	13,50,00,000.00	4,53,52,728.00
	(ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA **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.	80,00,000.00	46,89,693.00
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	1,50,000.00	1,12,055.00
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 ;	-	-
	Sub-Total of Development Cost	14,31,50,000.00	5,01,54,476.00
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**		18,44,44,150.00
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**		7,74,25,184.00
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 Cost. (3/2 %)**		42%
	6.Amount Which can be withdrawn from the Designated Account		
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		-
	6. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		-
	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		10,70,18,966.00

This certificate is being issued for RERA compliance for the SHREE KULSWAMI DEVELOPERS (Project Om Residency) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
FOR MAMTA SHAH & ASSOCIATES

MAMTA SHAH
(Membership Number 116715)

MAMTA SHAH & ASSOCIATES * CHARTERED ACCOUNTANTS * MEM No.: 116715 THANE

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MAMTA SHAH AND ASSCOIATES

89-D, 1st Floor, Datta Niwas, Gokhale Road, Naupada, Thane (w), 400602

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	
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)	10,70,18,966.00
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)	4,47,14,276.00
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	11,47,41,706.00
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	15,94,55,982.00
5	Amount to be deposited in Designated Account – 70% or 100%	70.00%
	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	

This certificate is being issued for RERA compliance for the SHREE KULSWAMI DEVELOPERS (PROJECT Om Residency) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
FOR MAMTA SHAH & ASSOCIATES

MAMTA SHAH
(Membership Number 116715)

MAMTA SHAH & ASSOCIATES * CHARTERED ACCOUNTANTS * MEM No.: 116715 THANE

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ANNEXURE - A

STATEMENT FOR CALCUATON OF RECEIVABLE FROM THE SALES OF THE ONGOING REAL ESTATE PROJECT

SOLD INVENTORY AS ON 30/03/2018

SR NO	FLAT NO	CARPET (IN SQ.MTRS)	AGREEMENT VALUE	RECEIVED AMOUNT	BALANCE AMOUNT
1	A-201	31.14	23,00,000	20,47,000	2,53,000
2	A-203	30.06	23,79,300	21,17,577	2,61,723
3	A-206	33.94	31,00,000	3,00,000	28,00,000
4	A-301	31.14	22,00,000	19,58,000	2,42,000
5	A-302	31.14	22,00,000	19,58,000	2,42,000
6	A-303	30.06	25,00,000	22,25,000	2,75,000
7	A-401	31.14	22,00,000	19,58,000	2,42,000
8	A-402	31.14	25,41,000	22,61,490	2,79,510
9	A-403	30.06	25,80,150	22,96,334	2,83,816
10	A-405	34.70	23,00,000	50,000	22,50,000
11	A-407	33.94	24,00,000	50,000	23,50,000
12	A-501	31.14	24,83,162	22,10,014	2,73,148
13	A-503	30.06	24,06,550	21,41,830	2,64,720
14	A-507	33.94	23,00,000	20,47,000	2,53,000
15	A-601	31.14	23,00,000	20,47,000	2,53,000
16	A-606	40.30	22,25,000	19,80,250	2,44,750
17	A-607	33.94	24,00,000	51,000	23,49,000
18	B-101	26.46	18,00,000	50,000	17,50,000
19	B-104	31.41	24,00,000	1,00,000	23,00,000
20	B-105	22.73	14,00,000	8,26,000	5,74,000
21	B-107	21.77	17,50,000	10,32,000	7,18,000
22	B-108	31.14	18,00,000	10,62,000	7,38,000
23	B-201	26.46	20,45,750	10,26,992	10,18,758
24	B-202	31.70	26,55,300	15,66,627	10,88,673
25	B-204	31.41	26,25,000	13,91,250	12,33,750
26	B-205	22.73	12,00,000	12,00,000	-
27	B-206	25.70	21,00,000	4,00,000	17,00,000
28	B-208	31.14	27,63,850	16,30,672	11,33,178
29	B-209	31.14	20,25,000	11,94,750	8,30,250
30	B-301	26.46	15,00,000	50,000	14,50,000
31	B-305	22.73	13,00,000	51,000	12,49,000
32	B-306	25.70	21,00,000	1,00,000	20,00,000
33	B-308	31.14	24,00,000	1,00,000	23,00,000
34	B-401	26.46	15,25,000	3,51,000	11,74,000
35	B-403	31.70	21,00,000	2,00,000	19,00,000
36	B-404	31.41	24,00,000	1,00,000	23,00,000
37	B-405	22.73	17,00,000	10,03,000	6,97,000
38	B-406	25.70	21,00,000	51,000	20,49,000
39	SHOP-06	18.70	16,00,000	16,00,000	-
40	SHOP-07	19.58	16,80,000	16,80,000	-
41	SHOP-08	19.02	15,76,000	15,76,000	-
42	SHOP-09	14.28	12,40,000	12,40,000	-
43	SHOP-16	17.28	13,00,000	1,00,000	12,00,000
44	SHOP-17	15.16	16,00,000	9,44,000	6,56,000
45	SHOP-18	14.86	13,00,000	7,67,000	5,33,000
46	SHOP-19	14.54	13,00,000	3,00,000	10,00,000
47	SHOP-21	14.12	11,00,000	10,95,000	5,000
	TOTAL :		**9,52,01,062**	**5,04,86,786**	**4,47,14,276**

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UNSOLD INVENTORY VALUATION AS ON 30/03/2018 READY RECKNOR RATE AS ON THE DATE OFCERTIFICATE OF THE RESIDENTIAL PREMISES AND COMMERCIAL PREMISES			
SR.NO	FLAT NO	CARPET AREA	UNIT CONSIDERATION AS PER READY RECOKNER
1	A-101	31.14	16,29,245
2	A-102	31.14	16,29,245
3	A-202	31.14	16,29,245
4	A-204	47.64	24,92,525
5	A-205	75.48	39,49,114
6	A-304	47.64	24,92,525
7	A-305	34.70	18,15,504
8	A-306	40.30	21,08,496
9	A-307	33.94	17,75,741
10	A-404	47.64	24,92,525
11	A-406	40.30	21,08,496
12	A-502	31.14	16,29,245
13	A-504	47.64	24,92,525
14	A-505	34.70	18,15,504
15	A-506	40.30	21,08,496
16	A-602	31.14	16,29,245
17	A-603	30.06	15,72,739
18	A-604	47.64	24,92,525
19	A-605	34.70	18,15,504
20	A-701	31.14	16,29,245
21	A-702	31.14	16,29,245
22	A-703	30.06	15,72,739
23	A-704	47.64	24,92,525
24	A-705	34.70	18,15,504
25	A-706	40.30	21,08,496
26	A-707	33.94	17,75,741
27	B-102	31.70	16,58,544
28	B-103	31.70	16,58,544
29	B-106	25.70	13,44,624
30	B-109	31.14	16,29,245
31	B-203	31.70	16,58,544
32	B-205	22.73	11,89,234
33	B-207	21.77	11,39,006
34	B-302	31.70	16,58,544
35	B-303	31.70	16,58,544
36	B-304	31.41	16,43,371
37	B-307	21.77	11,39,006
38	B-309	31.14	16,29,245
39	B-402	31.70	16,58,544
40	B-407	21.77	11,39,006
41	B-408	31.14	16,29,245
42	B-409	31.14	16,29,245
43	SHOP NO:01	70.21	47,51,813
44	SHOP NO:02	162.99	1,10,31,163
45	SHOP NO:03	23.76	16,08,077
46	SHOP NO:04	24.20	16,37,856
47	SHOP NO:05	168.55	1,14,07,464
48	SHOP NO:10	18.69	12,64,939
49	SHOP NO:11	20.89	14,13,835
50	SHOP NO:12	14.86	10,05,725
51	SHOP NO:13	14.43	9,76,622
52	SHOP NO:14	14.43	9,76,622
53	SHOP NO:15	14.86	10,05,725
54	SHOP NO:20	13.26	8,97,437
	TOTAL :	**2,028.34**	**11,47,41,706**



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