

(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)	20,00,000	
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)	1343.76	
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	28756251	
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	28756251	
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 balance receivables of ongoing project will be deposited in designated Account.	20129376	0

This Certificate is being issued for RERA compliance for the Company [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.

Yours Faithfully

ABHIJIT KELKAR & CO
CHARTERED ACCOUNTANT
FRN NO.121920W



CA PRASAD G. DESHPANDE
M.NO.159911

PLACE :- AKOLA

DATE :- 31-08-2017

ii) Development Cost / Cost of Construction:

a) (i)	Estimated Cost of Construction as certified by Engineer	5,40,00,000	5,20,00,000
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	5,40,00,000	5,10,41,650
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per (ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the buildings/ wings of the project registered.	18,79,530	18,79,530
b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.		
c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	1,60,46,424	1,60,46,424
	Sub Total of Development Cost	7,19,25,954	6,89,67,604

2	Total Estimated Cost of the Real Estate Project [1(i) + 2(ii)] of Estimated Column	7,42,27,338
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	7,12,68,988
4	% completion of Construction Work (as per Project Architect's Certificate)	100%
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)	96%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5) Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	7,12,68,988
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,06,83,460
		4,05,85,528

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DATE :- 31-08-2017



Partner :
CA PRASAD G. DESHPANDE
M.Com, ACA

ABHIJIT KELKAR & CO.

CHARTERED ACCOUNTANTS

G.M.D. Market, Gate No.2, Shop No.56,
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Branch Office : AKOLA / PUNE/ MUMBAI

Email : caprasaddeshpande@gmail.com

Form-3 (See Regulation-3) CHARTERED ACCOUNTANT CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY) Cost of Real Estate Project Registration Number TOTAL COSTS INCLUDING WING A AND WING B			
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	20,00,000	20,00,000
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	173954	173954
c)	Acquisition cost of TDR (if any)	60900	60900
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		
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	66530	66530
g)	Under Rehabilitation scheme:	0	0
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 Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	0
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,	0	0
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 RS		2301384	2301384





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Annexure A

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

Sold Inventory

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	A-104	82.29	YES	25,00,000	25,00,000
2	101	73.795	YES	31,11,000	31,11,000
3	203	53.2	YES	17,51,000	17,51,000
4	103	53.2	YES	23,30,460	23,30,460
5	202	75.33	YES	33,00,000	33,00,000
6	301	73.795	YES	27,36,000	27,36,000
7	B-202	53.2	YES	18,22,000	18,22,000
8	302	53.2	YES	18,22,000	18,22,000
9	101	47.11	YES	23,00,000	23,00,000
10	102	53.2	YES	17,00,000	17,00,000
11	402	53.2	YES	21,50,000	21,50,000
12	201	47.11	YES	21,10,000	21,10,000
13	104	73.79	YES	30,51,000	30,51,000

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(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs. 2140 sqter

Sr No	Flat Type	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate
Flat			
1	3 BHK	73.795	1579106
2	3 BHK	73.795	1579106
3	3 BHK	75.33	1612062
4	3 BHK	75.33	1612063
5	3 BHK	75.33	1612062
6	3 BHK	82.29	1761006
7	3 BHK	82.29	1761006
8	3 BHK	82.29	1761006
9	2 BHK	53.2	1138480
10	2 BHK	53.2	1138480
11	3 BHK	75.33	1612062
12	3 BHK	75.33	1612062
13	3 BHK	75.33	1612062
14	3 BHK	75.33	1612062
15	3 BHK	73.79	1579106
16	3 BHK	73.79	1579106
17	3 BHK	73.79	1579106
18	2 BHK	47.11	1008154
19	2 BHK	47.11	1008154
		1343.76	28756251

This is information is provided by Promotors as per records availbale. And certified

ABHIJIT KELKAR & CO.
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[Signature]
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