

SARODE FIRAKE & CO.

CHARTERED ACCOUNTANTS

Proprietor: CA. Virendra D. Firake, B.Com., C.S., F.C.A., DISA (M.No...135653)

Office:- 2666/ A, Near Saibaba Mandir, Jilha Peth, JALGAON-425001

FRN... 136205W

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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 Registration Number: **[Not Alloted]**

Name: **OM BuildCorp [OM PRABHA]**

Address: **Plot No.27 Gat No.107, Pimprala, Jalgaon - 425001**

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	1,02,26,100	1,02,26,100
	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)	1,64,000	1,64,000
	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	7,36,938	7,36,938
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authority		
	f. <u>Under Rehabilitation scheme :</u>		
	(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 account 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 is lieu of Transit Accommodation overhead cost.		



	(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.		
	Sub Total of Land Cost - 1(i)	1,11,27,038	1,11,27,038
	ii) Development Cost/Cost of Construction:		
	a. (I) Estimated Cost of Construction as certified by Engineer	1,42,08,000	-
	(II) Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	14,76,602
	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 (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, consumable etc. all costs directly incurred to complete the construction of the buildings/wings of the project registered.	-	1,20,000
	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 institutions, (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-
	Sub Total of Development Cost - 1(ii)	1,42,08,000	15,96,602
2)	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated column		2,53,35,038
3)	Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred column		1,27,23,640
4)	% Completion of construction work (as per Project Architect's Certificate)		5.00%
5)	Proportion of the cost Incurred on Land Cost and Construction Cost of the Total Estimated Cost (3/2 %)		50.22%
6)	Amount Which can be withdrawn from the Designated Account		1,27,23,640
	Total Estimated Cost * Proportion of cost incurred (Sr. Number 2* Sr. Number 5)		



7)	<u>Less</u> : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	
8)	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,27,23,640

This certificate is being issued for RERA compliance for **OM BuildCorp [OM PRABHA]** and is based on the records and documents produced before me and explanations provided to me by the promoters.

Yours Faithfully

For **SARODE FIRAKE & CO.**
CHARTERED ACCOUNTANTS



Phirake

CA VIRENDRA D. FIRAKE
PROPRIETOR

M.No.135653

UDIN: 19135653AAAAKV9993

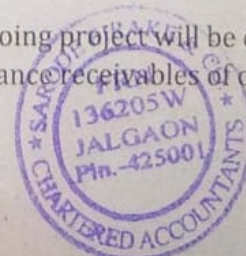
Place: Jalgaon

Date: 07/10/2019

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

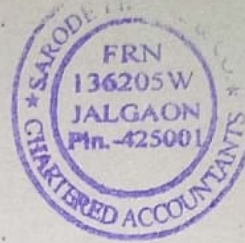
1)	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)(calculated as per the Form IV)	1,26,11,398
2)	Balance amount of receivable from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the Records and books of Accounts)	-
3) i)	Balance Unsold carpet area (866.25 - 0.00 = 866.25) (to be certified by Management and to be verified by CA from the records and books of accounts)	866.25 Sq.Mtr.
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	2,16,56,250
4)	Estimated receivables of ongoing project - Sum of 2+3(ii)	2,16,56,250
5)	Amount to be deposited in Designated Account -70% or 100%	1,51,59,375

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.



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For SARODE FIRAKE & CO.
CHARTERED ACCOUNTANTS



Diwakar

CA VIRENDRA D. FIRAKE
PROPRIETOR
M.No.135653

Place: Jalgaon
Date: 07/10/2019

UDIN: 19135653AAAAKV9993

ANNEXTURE A

Statement for calculation of Receivable from the sales of the Ongoing Real Estate Project
Sold Inventory

Sr.No.	Shop/Flat No.	Carpet Area in Sq.Mtr.	Unit Consideration as per Agreement	Received Amount	Balance Receivable
<u>Residential Flats</u>					
<===== N.A. =====>					
Total			-	-	-

Unsold inventory Valuation [at Ready Recknor Rate (ASR)]

Rs.2,16,56,250

Ready Recknor Rate as on the date of Certificate

Unit Type	Ready Recknor Rate (ASR) (Rs./Sq.Mtr.)
Residential	25,000

Sr.No.	Shop/Flat No.	Carpet Area in Sq.Mtr.	Unit Consideration as per Ready Recknor Rate (ASR)
<u>Residential Flats</u>			
1	101	54.01	13,50,250
2	102	54.01	13,50,250
3	103	54.01	13,50,250
4	104	54.01	13,50,250
5	201	54.01	13,50,250
6	202	54.01	13,50,250
7	203	54.01	13,50,250
8	204	54.01	13,50,250
9	301	54.01	13,50,250
10	302	54.01	13,50,250
11	303	54.01	13,50,250
12	304	54.01	13,50,250
13	401+404	110.11	27,52,750
14	402	54.01	13,50,250



Sr.No.	Shop/Flat No.	Carpet Area in Sq.Mtr.	Unit Consideration as per Ready Recknor Rate (ASR)
15	403	54.01	13,50,250
		Total	2,16,56,250

For SARODE FIRAKE & CO.
CHARTERED ACCOUNTANTS

Place: Jalgaon
Date: 07/10/2019



Virendra D. Firake
CA VIRENDRA D. FIRAKE
PROPRIETOR
M.No.135653

UDIN: 19135653AAAAKV9993