DGABSS & ASSOCIATES
Chartered Accountants
Partner : Anandkumar G Dodya, B.Com., FCA
(Memb No. 115945)
(Firm Reg. No. 122807W)

Head Office : Kelkar Road, PUNE.
Branch Office : Mantri Park,
Washim - 444505.
Ph/Cell No. : 9422875508
email : andy_dodya@yahoo.co.in

FORM-3
[see Regulation 3]
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project Tirupati Superstructures Pvt. Ltd. MahaRERA Registration NumberP50200001506 As On Dated 31stMarch 2018

Sr. No.		Particulars	Amount (Rs.) Estimated	Incurred
(1)		(2)	(3)	
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.	41,34,200	41,34,200
		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.	26,59,638	26,59,638
		c. Acquisition cost of TDR (if any)	1,65,368	1,65,368
		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.	-	-
		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 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	**69,59,206**	**69,59,206**

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(1)	(2)		(3)	
ii)	**Development Cost/ Cost of Construction :**			
	a. i)	Estimated Cost of Construction as certified by Engineer.	17,87,53,384	-
	ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	1,48,45,354
	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.	1,83,65,074	47,81,882
	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 ;	4,13,234	4,13,234
		Sub-Total of Development Cost	**19,75,31,692**	**2,00,40,470**
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		20,44,90,898	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.			2,69,99,676
4	% completion of Construction Work (as per Project Architect's Certificate)		20.00%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		13.20%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**			2,69,99,676
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.			5,60,000

(1)	(2)	(3)
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. 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.	2,64,39,676

Yours Faithfully,

DGABSS & ASSOCIATES
CHARTERED ACCOUNTANTS
PARTNER : CA ANANDKUMAR G DODYA
(M.No.115945)(FRN:122807W)

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(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)	17,74,91,222
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)	50,43,416
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts in SQ Mts)	5,444
	(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	23,81,60,000
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	24,32,03,416
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	17,02,42,391
	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 Company M/s. Tirupati Superstructures 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,

DGABSS & ASSOCIATES CHARTERED ACCOUNTANTS WASHIM BR.

DGABSS & ASSOCIATES
CHARTERED ACCOUNTANTS
PARTNER : CA ANANDKUMAR G DODYA
(M.No.115945)(FRN:122807W)

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Annexure A

TIRUPATI CITY PHASE IV APARTMENT 1

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)	(2)	(3)	(4)	(5)	(6)
1					-
2					
3					
4					
		0	-	-	-

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential/Commercial premises Rs. _____ per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
(1)	(2)	(3)	(4)
1	101	91.84	39,55,000
2	102	91.84	39,55,000
3	103	91.84	39,55,000
4	104	91.84	39,55,000
5	201	91.84	39,55,000
6	202	91.84	39,55,000
7	203	91.84	39,55,000
8	204	91.84	39,55,000
9	301	91.84	39,55,000
10	302	91.84	39,55,000
11	303	91.84	39,55,000
12	304	91.84	39,55,000
13	401	91.84	39,55,000
14	402	91.84	39,55,000
15	403	91.84	39,55,000
16	404	91.84	39,55,000
		1,469.440	6,32,80,000



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Annexure A

TIRUPATI CITY PHASE IV APARTMENT 2

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)	(2)	(3)	(4)	(5)	(6)
1					-
		0	-	-	-

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises Rs. _____ per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
(1)	(2)	(3)	(4)
1	101	71.87	31,00,000
2	102	54.04	24,50,000
3	103	54.04	24,50,000
4	104	71.87	31,00,000
5	105	71.87	31,00,000
6	106	54.04	24,50,000
7	107	54.04	24,50,000
8	108	71.87	31,00,000
9	201	71.87	31,00,000
10	202	54.04	24,50,000
11	203	54.04	24,50,000
12	204	71.87	31,00,000
13	205	71.87	31,00,000
14	206	54.04	24,50,000
15	207	54.04	24,50,000
16	208	71.87	31,00,000
17	301	71.87	31,00,000
18	302	54.04	24,50,000
19	303	54.04	24,50,000
20	304	71.87	31,00,000
21	305	71.87	31,00,000
22	306	54.04	24,50,000
23	307	54.04	24,50,000
24	308	71.87	31,00,000
25	401	71.87	31,00,000
26	402	54.04	24,50,000
27	403	54.04	24,50,000
28	404	71.87	31,00,000
29	405	71.87	31,00,000
30	406	54.04	24,50,000
31	407	54.04	24,50,000
32	408	71.87	31,00,000
		2,014.560	**8,88,00,000**

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Annexure A

TIRUPATI CITY PHASE IV APARTMENT 3

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)	(2)	(3)	(4)	(5)	(6)
1	101	42.24	18,60,000	12,82,310	5,77,690
2	103	25.93	11,50,000	7,96,000	3,54,000
3	104	27.73	12,00,000	4,35,794	7,64,206
4	105	27.73	12,00,000	3,52,910	8,47,090
5	106	25.93	12,00,000	2,29,200	9,70,800
6	2012	27.73	12,00,000	13,70,370	(1,70,370)
7	2013	27.73	12,00,000	6,00,000	6,00,000
8	304	27.73	12,00,000	1,00,000	11,00,000
		232.75	**1,02,10,000**	**51,66,584**	**50,43,416**

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential/Commercial premises Rs. _____ per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
(1)	(2)	(3)	(4)
1	102	42.17	18,50,000
2	107	42.17	18,50,000
3	108	42.24	18,50,000
4	109	42.24	18,50,000
5	1010	42.24	18,50,000
6	1011	25.93	11,50,000
7	1012	27.73	12,00,000
8	1013	27.73	12,00,000
9	1014	25.93	11,50,000
10	1015	42.17	18,50,000
11	1016	42.24	18,60,000
12	201	42.24	18,60,000
13	202	42.17	18,50,000
14	203	25.93	11,50,000
15	204	27.73	12,00,000
16	205	27.73	12,00,000
17	206	25.93	11,50,000
18	207	42.17	18,50,000
19	208	42.24	18,60,000
20	209	42.24	18,60,000
21	2010	42.17	18,50,000
22	2011	25.93	11,50,000
23	2014	25.93	11,50,000
24	2015	42.17	18,50,000
25	2016	42.24	18,60,000
26	301	42.24	18,60,000

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27	302	42.17	18,50,000
28	303	25.93	11,50,000
29	305	27.73	12,00,000
30	306	25.93	11,50,000
31	307	42.17	18,50,000
32	308	42.24	18,60,000
33	309	42.24	18,60,000
34	3010	42.17	18,50,000
35	3011	25.93	11,50,000
36	3012	27.73	12,00,000
37	3013	27.73	12,00,000
38	3014	25.93	11,50,000
39	3015	42.17	18,50,000
40	3016	42.24	18,60,000
41	401	42.24	18,60,000
42	402	42.17	18,50,000
43	403	25.93	11,50,000
44	404	27.73	12,00,000
45	405	27.73	12,00,000
46	406	25.93	11,50,000
47	407	42.17	18,50,000
48	408	42.24	18,60,000
49	409	42.24	18,60,000
50	4010	42.17	18,50,000
51	4011	25.93	11,50,000
52	4012	27.73	12,00,000
53	4013	27.73	12,00,000
54	4014	25.93	11,50,000
55	4015	25.93	11,50,000
56	4016	42.24	18,60,000
		1,960.200	**8,60,80,000**



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