Abhishek N. Malpani & Co.
Chartered Accountants
Proprietor : Abhishek N. Malpani, (B.Com, ACA, DISA(ICAI)
(Memb No. 160135)
(Firm Reg. No. 140120W)

Branch Office : Old Bypass,
Near Krushi Market Committee ,
Karanja Lad -444105
Ph/Cell No. : 9422875508
email : caabhishek.malpani@gmail.com

FORM-3
[see Regulation 3]
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project MahaRERA Registration Number_____
VYANKATESH HOMES LLP

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.	1,33,50,225	1,33,50,225
	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.	19,57,215	19,57,215
	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	9,27,500	9,27,500
	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	**1,62,34,940**	**1,62,34,940**

(1)	(2)	(3)	
ii)	**Development Cost/ Cost of Construction :**		
	a. i) Estimated Cost of Construction as certified by Engineer.	7,73,95,908	-
	ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	50,35,311
	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.	3,11,30,001	39,915
	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 ;	-	-
	Sub-Total of Development Cost	**10,85,25,909**	**50,75,226**
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		12,47,60,849
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		2,13,10,166
4	% completion of Construction Work (as per Project Architect's Certificate)	15.00%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	17.08%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		2,13,10,166
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		5,50,200

(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.	2,07,59,966

Yours Faithfully,



ABHISHEK N MALPANI & CO.
CHARTERED ACCOUNTANTS
Proprietor : CA Abhishek N Malpani
(M.No.160135)(FRN:140120W)

(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)	10,34,50,683
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)	28,14,000
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)	6,061
	(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	14,72,00,000
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	15,00,14,000
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	10,50,09,800
	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. Vyantesh Homes LLP and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,



ABHISHEK N MALPANI & CO.
CHARTERED ACCOUNTANTS
Proprietor : CA Abhishek N Malpani
(M.No.160135)(FRN:140120W)

Annexure A

VYANKTESH HOMES PHASE-I ROW HOUSE 1 to 13

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	87.05	20,00,000	7,00,000	13,00,000
		87.05	**20,00,000**	**7,00,000**	**13,00,000**

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

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

Sr. No.	Row House No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
(1)	(2)	(3)	(4)
1	1	87.05	20,00,000
2	3	87.05	20,00,000
3	4	87.05	20,00,000
4	5	87.05	20,00,000
5	6	87.05	20,00,000
6	7	87.05	20,00,000
7	8	87.05	20,00,000
8	9	87.05	20,00,000
9	10	87.05	20,00,000
10	11	87.05	20,00,000
11	12	87.05	20,00,000
12	13	87.05	20,00,000
		1,044.600	**2,40,00,000**

Karanjat(Lad)
M.No.160138

For, Abhishek N. Malpani & Co.
Chartered Accountants
(Proprietor)
Abhishek Malpani (Memb. No. 160138)

Annexure A

VYANKTESH HOMES PHASE-I 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	204	71.40	16,00,000	86,000	15,14,000
2					
		71.4	**16,00,000**	**86,000**	**15,14,000**

For, Abhishek N. Malpani & Co.
Chartered Accountants
(Proprietor)
Abhishek Malpani (Memb. No. 160135)

(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	1	60.33	16,00,000
2	2	60.33	16,00,000
3	3	60.33	16,00,000
4	4	60.33	16,00,000
5	101	71.40	16,00,000
6	102	71.40	16,00,000
7	103	71.40	16,00,000
8	104	71.40	16,00,000
9	105	71.40	16,00,000
10	106	71.40	16,00,000
11	107	71.40	16,00,000
12	108	71.40	16,00,000
13	201	71.40	16,00,000
14	202	71.40	16,00,000
15	203	71.40	16,00,000
16	205	71.40	16,00,000
17	206	71.40	16,00,000
18	207	71.40	16,00,000
19	208	71.40	16,00,000
20	301	71.40	16,00,000
21	302	71.40	16,00,000
22	303	71.40	16,00,000
23	304	71.40	16,00,000
24	305	71.40	16,00,000
25	306	71.40	16,00,000
26	307	71.40	16,00,000
27	308	71.40	16,00,000
28	401	71.40	16,00,000
29	402	71.40	16,00,000
30	403	71.40	16,00,000
31	404	71.40	16,00,000
32	405	71.40	16,00,000
33	406	71.40	16,00,000
34	407	71.40	16,00,000
35	408	71.40	16,00,000
		2,454.720	**5,60,00,000**

For, Abhishek N. Malpani & Co.
Chartered Accountants
(Proprietor)
Abhishek Malpani (Memb. No. 160135)

Annexure A

VYANKTESH HOMES PHASE-I ROW HOUSES 1 to 8

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.	Row House No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
(1)	(2)	(3)	(4)
1	1	80.975	20,00,000
2	2	80.975	20,00,000
3	3	80.975	20,00,000
4	4	80.975	20,00,000
5	5	80.975	20,00,000
6	6	80.975	20,00,000
7	7	80.975	20,00,000
8	8	80.975	20,00,000
		647.800	**1,60,00,000**

For, Abhishek N. Malpani & Co.
Chartered Accountants
(Proprietor)
Abhishek Malpani (Memb. No. 160135)

Annexure A

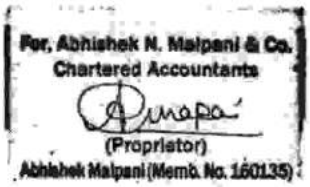
VYANKTESH HOMES PHASE 'I' APARTMENT-2

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					-
2					
		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	1	56.500	16,00,000
2	2	33.670	10,00,000
3	3	43.550	14,00,000
4	4	43.550	14,00,000
5	5	33.670	10,00,000
6	6	56.500	16,00,000
7	101	67.870	16,00,000
8	102	37.110	10,00,000
9	103	51.400	14,00,000
10	104	51.400	14,00,000
11	105	37.110	10,00,000
12	106	67.870	16,00,000
13	107	49.381	14,00,000
14	108	49.381	14,00,000
15	201	67.870	16,00,000
16	202	37.110	10,00,000
17	203	51.400	14,00,000
18	204	51.400	14,00,000
19	205	37.110	10,00,000
20	206	67.870	16,00,000
21	207	49.381	14,00,000
22	208	49.381	14,00,000
23	301	67.870	16,00,000
24	302	37.110	10,00,000
25	303	51.400	14,00,000
26	304	51.400	14,00,000
27	305	37.110	10,00,000
28	306	67.870	16,00,000
29	307	49.381	14,00,000
30	308	49.381	14,00,000
31	401	67.870	16,00,000
32	402	37.110	10,00,000
33	403	51.400	14,00,000
34	404	51.400	14,00,000
35	405	37.110	10,00,000
36	406	67.870	16,00,000
37	407	49.381	14,00,000
38	408	49.381	14,00,000
		1,913.528	**5,12,00,000**

For, Abhishek N. Malpani & Co.
Chartered Accountants
(Proprietor)
Abhishek Malpani (Memb. No. 160135)

Karanja(Lad)
M.No.160135