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

Branch Office : "Kesar"
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 MahaRERA Registration Number_____

RUKMANI BUILDERS AND DEVELOPERS

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.	35,64,000	35,64,000
	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)	-	-
	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	2,08,780	2,08,780
	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	**37,72,780**	**37,72,780**

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(1)	(2)	(3)	
	ii) Development Cost/ Cost of Construction :		
	a. i) Estimated Cost of Construction as certified by Engineer.	7,58,88,592	-
	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.	3,14,39,560	-
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.		26,16,218
	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	**10,73,28,152**	**26,16,218**
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		11,11,00,932
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		63,88,998
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 %)	5.75%	
6	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**		63,88,998
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		-

(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.	63,88,998

Yours Faithfully,

Date : 27/10/2018

Place : Washim

DGABSS & ASSOCIATES
CHARTERED ACCOUNTANTS
Proprietor : 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)	10,47,11,934
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 in SQ Mts)	4,915
	(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	15,75,00,000
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	15,75,00,000
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	11,02,50,000
	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,

Date : 27/10/2018

Place : Washim

DGABSS & ASSOCIATES
CHARTERED ACCOUNTANTS
Proprietor : CA Anandkumar G. Dodya
(M.No.115945)(FRN:122807W)



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Annexure A

RUKMANI BUILDERS AND DEVELOPERS PHASE-I KESHAV APPARTMENT FLAT NO. 001 to 008, 101 TO 108, 201 TO 208, 301 TO 308 & 401 TO 408

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)
		0	0	0	0

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

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

KESHAV APPARTMENT

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)		
(1)	(2)	(3)		(4)	
1	1	47.11	14,00,000.00		
2	2	47.11	14,00,000.00		
3	3	47.11	14,00,000.00		
4	4	47.11	14,00,000.00		
5	5	47.11	14,00,000.00		
6	6	47.11	14,00,000.00		
7	7	47.11	14,00,000.00		
8	8	47.11	14,00,000.00		
9	101	47.11	14,00,000.00		
10	102	47.11	14,00,000.00		
11	103	47.11	14,00,000.00		
12	104	47.11	14,00,000.00		
13	105	47.11	14,00,000.00		
14	106	47.11	14,00,000.00		
15	107	47.11	14,00,000.00		
16	108	47.11	14,00,000.00		
17	201	47.11	14,00,000.00		
18	202	47.11	14,00,000.00		
19	203	47.11	14,00,000.00		
20	204	47.11	14,00,000.00		
21	205	47.11	14,00,000.00		
22	206	47.11	14,00,000.00		
23	207	47.11	14,00,000.00		
24	208	47.11	14,00,000.00		
25	301	47.11	14,00,000.00		
26	302	47.11	14,00,000.00		
27	303	47.11	14,00,000.00		
28	304	47.11	14,00,000.00		
29	305	47.11	14,00,000.00		
30	306	47.11	14,00,000.00		

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31	307	47.11	14,00,000.00		
32	308	47.11	14,00,000.00		
33	401	47.11	14,00,000.00		
34	402	47.11	14,00,000.00		
35	403	47.11	14,00,000.00		
36	404	47.11	14,00,000.00		
37	405	47.11	14,00,000.00		
38	406	47.11	14,00,000.00		
39	407	47.11	14,00,000.00		
40	408	47.11	14,00,000.00		
		1884.4	**5,60,00,000.00**		

DGABSS & ASSOCIATES
CHARTERED ACCOUNTANTS
WASHIM (M.S.)

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Annexure A

RUKMANI BUILDERS AND DEVELOPERS PHASE-I MADHAVA APPARTMENT FLAT NO. 001 to 012, 101 TO 112, 201 TO 212, 301 TO 312 & 401 TO 412

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)
		0	0	0	0

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs. _____ per sm.

MADHAVA APPARTMENT

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)		
(1)	(2)	(3)	(4)		
1	1	34.825	12,25,000.00		
2	2	37.084	12,50,000.00		
3	3	25.43	11,00,000.00		
4	4	30.515	12,00,000.00		
5	5	37.084	12,50,000.00		
6	6	34.825	12,25,000.00		
7	7	34.825	12,25,000.00		
8	8	37.084	12,50,000.00		
9	9	37.084	12,50,000.00		
10	10	37.084	12,50,000.00		
11	11	37.084	12,50,000.00		
12	12	34.825	12,25,000.00		
13	101	34.825	12,25,000.00		
14	102	37.084	12,50,000.00		
15	103	25.43	11,00,000.00		
16	104	30.515	12,00,000.00		
17	105	37.084	12,50,000.00		
18	106	34.825	12,25,000.00		
19	107	34.825	12,25,000.00		
20	108	37.084	12,50,000.00		
21	109	37.084	12,50,000.00		
22	110	37.084	12,50,000.00		
23	111	37.084	12,50,000.00		
24	112	34.825	12,25,000.00		
25	201	34.825	12,25,000.00		
26	202	37.084	12,50,000.00		
27	203	25.43	11,00,000.00		
28	204	30.515	12,00,000.00		
29	205	37.084	12,50,000.00		
30	206	34.825	12,25,000.00		

DGABSS & ASSOCIATES CHARTERED ACCOUNTANTS VASHI

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31	207	34.825	12,25,000.00		
32	208	37.084	12,50,000.00		
33	209	37.084	12,50,000.00		
34	210	37.084	12,50,000.00		
35	211	37.084	12,50,000.00		
36	212	34.825	12,25,000.00		
37	301	34.825	12,25,000.00		
38	302	37.084	12,50,000.00		
39	303	25.43	11,00,000.00		
40	304	30.515	12,00,000.00		
41	305	37.084	12,50,000.00		
42	306	34.825	12,25,000.00		
43	307	34.825	12,25,000.00		
44	308	37.084	12,50,000.00		
45	309	37.084	12,50,000.00		
46	310	37.084	12,50,000.00		
47	311	37.084	12,50,000.00		
48	312	34.825	12,25,000.00		
49	401	34.825	12,25,000.00		
50	402	37.084	12,50,000.00		
51	403	25.43	11,00,000.00		
52	404	30.515	12,00,000.00		
53	405	37.084	12,50,000.00		
54	406	34.825	12,25,000.00		
55	407	34.825	12,25,000.00		
56	408	37.084	12,50,000.00		
57	409	37.084	12,50,000.00		
58	410	37.084	12,50,000.00		
59	411	37.084	12,50,000.00		
60	412	34.825	12,25,000.00		
		2088.795	**7,35,00,000.00**		

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Annexure A

RUKMANI BUILDERS AND DEVELOPERS PHASE-I NANDLALA APPARTMENT FLAT NO. 001 to 008, 101 TO 108, 201 TO 208, 301 TO 308 & 401 TO 408

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)
		0	0	0	0

(Unsold Inventory Valuation)

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

NANDLALA APPARTMENT

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)		
(1)	(2)	(3)	(4)		
1	1	47.11	14,00,000.00		
2	2	47.11	14,00,000.00		
3	3	47.11	14,00,000.00		
4	4	47.11	14,00,000.00		
5	101	47.11	14,00,000.00		
6	102	47.11	14,00,000.00		
7	103	47.11	14,00,000.00		
8	104	47.11	14,00,000.00		
9	201	47.11	14,00,000.00		
10	202	47.11	14,00,000.00		
11	203	47.11	14,00,000.00		
12	204	47.11	14,00,000.00		
13	301	47.11	14,00,000.00		
14	302	47.11	14,00,000.00		
15	303	47.11	14,00,000.00		
16	304	47.11	14,00,000.00		
17	401	47.11	14,00,000.00		
18	402	47.11	14,00,000.00		
19	403	47.11	14,00,000.00		
20	404	47.11	14,00,000.00		
		942.20	**2,80,00,000.00**		

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