

M/S G A D & ASSOCIATES

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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 of **SHREE AMBA BUSINESS PARK (WING A)**
MAHARERA Reg. no. P50300015750

as on 30/06/2021

Sr. No.	Particulars	Amount	
		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.	5,15,00,000.00	5,15,00,000.00
	b) Amount of Premium payable to obtain develop-ment 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)	1,80,50,000.00	1,80,50,000.00
	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	31,20,760.00	31,20,760.00
	e) Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	f) Under Rehabilitation Scheme :	-	-



		<p>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.</p> <p>(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).</p>	-	-
		<p>(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,</p> <p>(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.</p>	-	-
		Sub-Total of LAND COST	7,26,70,760.00	7,26,70,760.00
	ii	Development Cost/ Cost of Construction :		
		<p>a. (i) Estimated Cost of Construction as certified by Engineer.</p> <p>(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).</p>	33,70,93,364.00	23,11,03,544.00
		<p>(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.</p>	1,32,53,243.00	35,09,840.00
		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 :-	-	-
	Principal Loan		-
	Sub-Total of DEVELOPMENT COST	35,03,46,607.00	23,46,13,384.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		42,30,17,367.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		30,72,84,144.00
4	% completion of Construction Work % (as per Project Architect's Certificate)		-
5	Proportion of the Cost incurred on Land Cost and 0 % Construction Cost to the Total Estimated Cost. (3/2 %)		72.64
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		30,72,84,144.00
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		1,23,90,000.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		29,48,94,144.00

This certificate is being issued for RERA compliance for the promoter **Shree Amba Business Park (Wing A) MAHARERA Reg. no. P50300015750** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For G A D & Associates
FRN - 146550W



CA Deepak S. Zambani
Partner

M. no. 150719

UDIN - 21150719AAAABB2430

Place:-Amravati
Date:- 14/08/2021



(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)	11,57,33,223.00
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)	4,23,00,000.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	12,706.64
	(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	36,87,16,790.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	41,10,16,790.00
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)	70%

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Yours Faithfully,
For G A D & Associates
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CA Deepak S. Zambani
Partner
M. no. 150719
UDIN - 21150719AAAABB2430

Place:-Amravati
Date:- 14/08/2021



Annexure A (Shree Amba Business Park Wing 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 Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	SPLIT 5	271.85	75,00,000	60,00,000	15,00,000
2	SPLIT 6	271.85	75,00,000	60,00,000	15,00,000
3	SPLIT 8	271.85	75,00,000	-	75,00,000
4	SPLIT 9	271.85	75,00,000	-	75,00,000
5	SPLIT 10	271.85	75,00,000	40,00,000	35,00,000
6	SPLIT 1	271.85	75,00,000	2,00,000	73,00,000
7	SPLIT 4	271.85	75,00,000	10,00,000	65,00,000
8	SPLIT 27	271.85	75,00,000	5,00,000	70,00,000
	TOTAL		6,00,00,000.00	1,77,00,000.00	4,23,00,000.00



Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises Rs. 31000/- per sm.
**Application for Adjudication under process.

Sr. No.	Flat / Shop No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	SPLIT 2	271.85	84,27,350
2	SPLIT 3	271.85	84,27,350
3	SPLIT 7	271.85	84,27,350
4	SPLIT 11	271.85	84,27,350
5	SPLIT 12	271.85	84,27,350
6	SPLIT 13	749.37	2,32,30,470
7	SPLIT 16	760.62	2,35,79,220
8	SPLIT 17	271.85	84,27,350
9	SPLIT 18	271.85	84,27,350
10	SPLIT 19	271.85	84,27,350
11	SPLIT 20	271.85	84,27,350
12	SPLIT 21	271.85	84,27,350
13	SPLIT 22	271.85	84,27,350
14	SPLIT 23	271.85	84,27,350
15	SPLIT 24	271.85	84,27,350
16	SPLIT 25	271.85	84,27,350
17	SPLIT 26	271.85	84,27,350
18	SPLIT 28	271.85	84,27,350
19	SPLIT 30	508.39	1,57,60,090
20	SPLIT 31	211.34	65,51,540
21	SPLIT 32	211.34	65,51,540
22	SPLIT 33	211.34	65,51,540



23	SPLIT 34	211.34	65,51,540
24	SPLIT 35	211.34	65,51,540
25	SPLIT 36	211.34	65,51,540
26	SPLIT 37	211.34	65,51,540
27	SPLIT 38	211.34	65,51,540
28	SPLIT 39	211.34	65,51,540
29	SPLIT 40	211.34	65,51,540
30	SPLIT 41	395.46	1,22,59,260
31	SPLIT 42	395.46	1,22,59,260
32	SPLIT 43	211.34	65,51,540
33	SPLIT 44	211.34	65,51,540
34	SPLIT 45	211.34	65,51,540
35	SPLIT 46	211.34	65,51,540
36	SPLIT 47	211.34	65,51,540
37	SPLIT 48	211.34	65,51,540
38	SPLIT 49	211.34	65,51,540
39	SPLIT 50	211.34	65,51,540
40	SPLIT 51	211.34	65,51,540
41	SPLIT 52	211.34	65,51,540
42	SPLIT 53	508.39	1,57,60,090
		12,706.64	36,87,16,790

