

M/S G A D & ASSOCIATES

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email id - cagadassociates@gmail.com

FORM-3

[see Regulation 3]

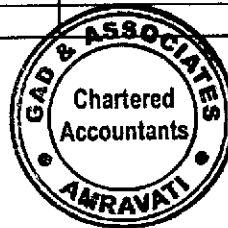
CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

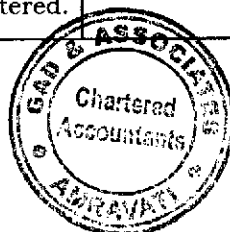
Cost of Real Estate Project MahaRERA Registration Number of **Sankalp Height**
(Rera Reg. no. - **P50300003775**)

(As on 15th March 2018)

Sr. No.	Particulars	Amount in 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.	20,886,141.00	20,886,141.00
	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)	1,165,320.00	1,165,320.00
	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	1,288,266.00	1,288,266.00
	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	23,339,727.00	23,339,727.00
	ii	Development Cost/ Cost of Construction :		
		a. (i) Estimated Cost of Construction as certified by Engineer. (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).	24,539,400.00	14,350,000.00 14,199,437.45
		(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.	2,600,000.00	1,642,083.00



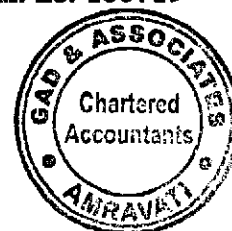
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	2,466,618.00	2,466,618.00
		c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction :-	-	-
		Principal Loan		-
		Sub-Total of DEVELOPMENT COST	29,606,185.53	18,308,138.45
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		52,945,912.53
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		41,647,865.45
4		% completion of Construction Work (as per Project Architect's Certificate)		NA
5		Proportion of the Cost incurred on Land Cost and 0 % Construction Cost to the Total Estimated Cost. (3/2 %)		78.66
6		Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		41,647,865.45
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		4,532,000.00
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		37,115,865.45

This certificate is being issued for RERA compliance for the promoter **Sankalp Height (Rera Reg. no. - P50300003775)** 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

Place:-Amravati
Date:- 15/03/2018



(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)	11,298,047
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)	500,000
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,000.42
	(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	30,655,403
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	31,155,403
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)	70.00

This certificate is being issued for RERA compliance for the promoter Sankalp Height (Rera Reg. no. - P50300003775) 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

Place:-Amravati
Date:-15/03/2018



Annexure A (Sankalp Height-P50300003775)

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	Shop No - 01	27.81	1500000	1500000	0
2	Shop No - 04	33.94	1550000	1550000	0
3	Shop No - 06	19.69	1032000	1032000	0
4	Shop No - 05	20.55	950000	450000	500000
	TOTAL		5,032,000.00	4,532,000.00	500,000.00

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential premises Rs. 30360/-per sm. & Commercial is Rs. 36150/- (Average) per Sm

Sr. No.	Flat / Shop No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	Shop No - 02	27.24	1,075,526
2	Shop No - 03	25.86	1,021,385
3	Office No-07	27.81	969,906
5	Office No -09	26.89	937,822



6	Office No -10	29.80	1,039,227
7	Office No -11	18.76	654,214
8	Office No -12	17.18	599,178
9	Kitchen -13	18.05	629,529
10	Flat No - 201	81.18	2,464,582
11	Flat No - 202	81.91	2,486,806
12	Flat No - 301	81.18	2,464,582
13	Flat No - 302	81.91	2,486,806
14	Flat NO -401	81.18	2,464,582
15	Flat No - 402	81.91	2,486,806
16	Flat No -501	81.18	2,464,582
17	Flat No -502	81.91	2,486,806
18	Flat NO -601	63.77	1,936,185
19	Flat NO -602	65.44	1,986,880
	TOTAL	1,000.42	30,655,403

