M/S PARESH R.SAHU& CO.
CHARTERED ACCOUNTANTS
FLAT NO.G-2,GROUND FLOOR,
VISHNU LAXMI APPARTMENT,BALAJI PLOTS
RAJAPETH, AMRAVATI .444601.

To,
M/S SANKALP BUILDERS AND DEVELOPERS (SANKALP HEAVEN)

FORM 3

CHARTERED ACCOUNTANTS CERTIFICATE (On Letter Head)

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

Cost of Real Estate Project MAHARERA Registration Number P50300029249

Project Name **SANKALP HEAVEN**

Sr. No		Particulars	Amount (in Rs.) Estimated (Column - A)	Amount (in Rs.) Incurred & Paid (Column - B)
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	4,357,000	4,357,000
	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	1,798,418	1,798,418
	c	Acquisition cost of TDR (if any)	1,721,000	1,721,000
	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.		
	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 **(in Column-A)**		
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **(in Column-B)** **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	**7,876,418**	**7,876,418**
	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column - A)**	29,000,000	
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA **(Column - B)** **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**		10,897,052
	a (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.		
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any.Statutory Authority.		
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for		
		Sub-Total of Development Cost	**29,000,000**	**10,897,052**

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A	**36,876,418**
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	**18,773,470**
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	**50.91%**
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	**18,773,470**
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**18,773,470**

This certificate is being issued for RERA compliance for the Company **(Promoter's Name for Project's Name)** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
Signature of Chartered Accountant
M/s Paresh R.Sahu & Co

Proprietor
Membership Number 167438
Name: CA Paresh R.Sahu
UDIN: 21167438AAAAGP8084

M/s. PARESH R.SAHU & CO. FRN-141452W Mem. No.167438 CHARTERED ACCOUNTANT

Date: 05/09/2021
Place: Amravati

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	**18,102,948**
2		Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by	**12,115,000**
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	**1,200**
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	-
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**12,115,000**
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. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	**100.00%**

This certificate is being issued for RERA compliance for the Company (Promoter's Name for Project's Name) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
Signature of Chartered Accountant
M/s Paresh R.Sahu & Co

Proprietor
Membership Number 167438
Name: CA Paresh R.Sahu
UDIN: 21167438AAAAG1808Y

M/s. PARESH R.SAHU & CO. FRN-141452W Mem. No.167438 CHARTERED ACCOUNTANT

Date: 05/09/2021
Place: Amravati

Annexure - A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

(Amount in Rs.)

Sr. No	Flat/Bunglow/Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	FN201	61.70	3000000.00	15000.00	**2,985,000**
2	FN105	53.92	2220000.00	20000.00	**2,200,000**
3	FN304	61.69	2725000.00	275000.00	**2,450,000**
4	FN305	53.92	2200000.00	220000.00	**1,980,000**
5	FN501	98.04	3200000.00	700000.00	**2,500,000**
					-
					-
Total		329	13,345,000	1,230,000	**12,115,000**

(Unsold Inventory Valuation)

Of the Residential/commercial premises Rs.__25500__ per sm.

(Amount in Rs.)

Sr. No	Flat/Bunglow/Office No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment
1	S.N. 1	9.84	
2	S.N. 2	9.64	
3	S.N. 3	9.71	
4	S.N. 4	9.77	
5	S.N. 5	10.00	
6	S.N. 6	10.00	
7	S.N. 7	10.00	
8	S.N. 8	10.00	
9	F.N. 101	61.70	
10	F.N. 102	61.24	
11	F.N. 103	61.08	
12	F.N. 104	61.69	
13	F.N. 105		
14	F.N. 201		
15	F.N. 202	61.24	
16	F.N. 203	61.08	
17	F.N. 204	61.69	
18	F.N. 205	53.92	
19	F.N. 301	61.70	
20	F.N. 302	61.24	
21	F.N. 303	61.08	
22	F.N. 304		
23	F.N. 305		
24	F.N. 401	61.70	
25	F.N. 402	61.24	
26	F.N. 403	61.08	
27	F.N. 404	61.69	
28	F.N. 405	53.92	
29	F.N. 501		
30	F.N. 502	98.01	
31	F.N. 503	55.35	
Total		**1,200**	-

Signature of Chartered Accountant
M/s Paresh R.Sahu & Co

Proprietor
Membership Number 167438
Name: CA Paresh R.Sahu
UDIN: 21167438AAAAUH9584

M/s. PARESH R.SAHU & CO. FRN-141452W Mem. No.167438 CHARTERED ACCOUNTANT

Date: 05/09/2021
Place: Amravati