CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project of Mandar Infrastructure
MahaRERA Registration Number NA (New Registration)

SR. No.	Perticulars	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	77,46,323.53	77,46,323.53
	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	15,08,190.00	15,08,190.00 -
	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	4,98,641.91	4,98,641.91
	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 accommodationor 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	**97,53,155.44**	**97,53,155.44**

KALOTI & LATHIYA FRN 104589W CHARTERED ACCOUNTANTS

ii.	**Development Cost/ Cost of Construction :**		
a	**(i)** Estimated Cost of Construction as certified by Engineer	1,50,00,000.00	-
	(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.		
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; **(Project Loan Proposed to be taken from any bank)**	1,25,00,000.00	
	Sub - Total of Development Cost	**2,75,00,000.00**	-

2	Total Cost Estimated of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	3,72,53,155.44
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	97,53,155.44
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.	0.26
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred	97,53,155.44
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	97,53,155.44

This certificate is being issued for RERA compliance to **MANDAR INFRASTRUCTURE** and is based on the records and documents produced before me and explanations provided to me by the owner.

For Kaloti & Lathiya
Chartered Accountants
FRN - 104589W

CA Bhushan Lathiya
Partner
M. No. : 170998
Date -21/04/2021
UDIN: 21170998AAAAHN5409

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Annexure 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. Mt.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Amount
NIL					
Total			0	0.00	0.00

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate
of the Commercial and Residential premises Rs 43377.00 Per Sqr. Mtr.

SR. No	Flat No.	Carpet Area(In Sq. Mt.)	Unit Consideration as per Ready Recknor Rate ASR
1	Flat-101	15.16	9,51,482.53
2	Flat-102	14.59	9,15,707.79
3	Flat-102	17.33	10,87,677.59
4	Flat-102	12.17	7,63,822.06
5	Flat-102	12.17	7,63,822.06
6	Flat-201	15.16	9,51,482.53
7	Flat-202	14.59	9,15,707.79
8	Flat-202	17.33	10,87,677.59
9	Flat-202	12.17	7,63,822.06
10	Flat-202	12.17	7,63,822.06
11	Flat-301	15.16	9,51,482.53
12	Flat-302	14.59	9,15,707.79
13	Flat-302	17.33	10,87,677.59
14	Flat-302	12.17	7,63,822.06
15	Flat-302	12.17	7,63,822.06
16	Flat-401	66.86	41,96,314.12
17	Flat-402	45.09	28,29,970.14
18	Flat-501	66.86	41,96,314.12
19	Flat-502	45.09	28,29,970.14
TOTAL		438.16	2,75,00,104.63

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