

**ANKIT TALREJA & ASSOCIATES**

CHARTERED ACCOUNTANTS

C-402, Shiv Height, Beltarodi Road, Nagpur

Mob. No. 8421633517, Email : caankittalreja@gmail.com

FORM-3**Cost of Real Estate Project: Pioneer Tamarind Court (MahaRERA Registration: Not received yet)**

Sr. No.	Particulars	Amount (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	6,39,31,244	6,39,31,244
	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	1,30,36,447	31,36,447
	c. Acquisition cost of TDR (if any)	2,88,00,000	2,88,00,000
	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; and	29,86,143	29,86,143
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	Sub-Total of LAND COST	10,87,53,834	9,88,53,834
	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	15,83,32,520	2,76,80,740
	Note :(for adding to total cost of construction		



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	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.	1,83,66,572	41,46,111
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	10,00,000	3,00,000
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 ;	5,06,66,406	1,30,84,761
	Sub-Total of Development Cost	22,83,65,498	4,52,11,612

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	33,71,19,332
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	14,40,65,446
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 %)	42.73%

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6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	14,40,65,446 21,00,000
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	14,19,65,446

This certificate is being issued for RERA compliance for the Company **Tarangan Infraventures Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully



Membership Number: 177608

CA Ankit Talreja

Nagpur

08th July 2017

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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)	19,30,53,886
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)	2,24,52,124
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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	5933.33 (5512.846 Carpet area +420.48 Covered Parking Area) 19,27,38,162
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	21,51,90,286
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 of the balance receivables of ongoing project will be deposited in designated Account	15,06,33,200 -

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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.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	909 (1BHK)	30.974	2,100,000	200,000	1,900,000
2	706 (1BHK)	30.667	2,200,000	1,000,000	1,200,000
3	106 (1BHK)	30.667	2,200,000	50,000	2,150,000
4	707 (1BHK)	30.667	2,200,000	50,000	2,150,000
5	204 (1BHK)	23.973	2,200,000	50,000	2,150,000
6	505 (1BHK)	30.667	2,200,000	50,000	2,150,000
7	1006 (1BHK)	30.667	2,200,000	100,000	2,100,000
8	1007 (1BHK)	30.667	1,500,000	100,000	1,400,000
9	705 (1BHK)	30.667	1,900,000	100,000	1,800,000
10	501	50.659	2,926,062	200,000	2,726,062
11	601	50.659	2,926,062	200,000	2,726,062
Total		370.93	24,552,124.00	2,100,000.00	22,452,124

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

Of the Residential /commercial premises Rs 32484 per sm. at Carpet Area *{Cost at carpet Area = 1.2 of Cost at Built up area (i.e. Rs 27070 Per sm. at built up area)}

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	101 (1BHK)	30.672	996,349
2	102 (2BHK)	43.649	1,417,894
3	103 (2BHK)	43.649	1,417,894
4	104 (1BHK)	23.973	778,739
5	105 (1BHK)	30.667	996,187
6	107 (1BHK)	30.667	996,187
7	108 (1BHK)	30.667	996,187
8	109 (1BHK)	30.974	1,006,159
9	201 (1BHK)	30.672	996,349
10	202 (2BHK)	43.649	1,417,894

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11	203 (2BHK)	43.649	1,417,894
12	205 (1BHK)	30.667	996,187
13	206 (1BHK)	30.667	996,187
14	207 (1BHK)	30.667	996,187
15	208 (1BHK)	30.667	996,187
16	209 (1BHK)	30.974	1,006,159
17	301 (1BHK)	30.672	996,349
18	302 (2BHK)	43.649	1,417,894
19	303 (2BHK)	43.649	1,417,894
20	304 (1BHK)	23.973	778,739
21	305 (1BHK)	30.667	996,187
22	306 (1BHK)	30.667	996,187
23	307 (1BHK)	30.667	996,187
24	308 (1BHK)	30.667	996,187
25	309 (1BHK)	30.974	1,006,159
26	401 (1BHK)	30.672	996,349
27	402 (2BHK)	43.649	1,417,894
28	403 (2BHK)	43.649	1,417,894
29	404 (1BHK)	23.973	778,739
30	405 (1BHK)	30.667	996,187
31	406 (1BHK)	30.667	996,187
32	407 (1BHK)	30.667	996,187
33	408 (1BHK)	30.667	996,187
34	409 (1BHK)	30.974	1,006,159
35	501 (1BHK)	30.672	996,349
36	502 (2BHK)	43.649	1,417,894
37	503 (2BHK)	43.649	1,417,894
38	504 (1BHK)	23.973	778,739
39	506 (1BHK)	30.667	996,187
40	507 (1BHK)	30.667	996,187
41	508 (1BHK)	30.667	996,187
42	509 (1BHK)	30.974	1,006,159
43	601 (1BHK)	30.672	996,349
44	602 (2BHK)	43.649	1,417,894
45	603 (2BHK)	43.649	1,417,894
46	604 (1BHK)	23.973	778,739
47	605 (1BHK)	30.667	996,187
48	606 (1BHK)	30.667	996,187
49	607 (1BHK)	30.667	996,187
50	608 (1BHK)	30.667	996,187
51	609 (1BHK)	30.974	1,006,159
52	701 (1BHK)	30.672	996,349
53	702 (2BHK)	43.649	1,417,894
54	703 (2BHK)	43.649	1,417,894
55	704 (1BHK)	23.973	778,739
56	708 (1BHK)	30.667	996,187
57	709 (1BHK)	30.974	1,006,159
58	801 (1BHK)	30.672	996,349
59	802 (2BHK)	43.649	1,417,894

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60	803 (2BHK)	43.649	1,417,894
61	804 (1BHK)	23.973	778,739
62	805 (1BHK)	30.667	996,187
63	806 (1BHK)	30.667	996,187
64	807 (1BHK)	30.667	996,187
65	808 (1BHK)	30.667	996,187
66	809 (1BHK)	30.974	1,006,159
67	901 (1BHK)	30.672	996,349
68	902 (2BHK)	43.649	1,417,894
69	903 (2BHK)	43.649	1,417,894
70	904 (1BHK)	23.973	778,739
71	905 (1BHK)	30.667	996,187
72	906 (1BHK)	30.667	996,187
73	907 (1BHK)	30.667	996,187
74	908 (1BHK)	30.667	996,187
75	1001 (1BHK)	30.672	996,349
76	1002 (2BHK)	43.649	1,417,894
77	1003 (2BHK)	43.649	1,417,894
78	1004 (1BHK)	23.973	778,739
79	1005 (1BHK)	30.667	996,187
80	1008 (1BHK)	30.667	996,187
81	1009 (1BHK)	30.974	1,006,159
82	101	50.659	1,645,607
83	102	50.659	1,645,607
84	103	45.310	1,471,850
85	104	50.659	1,645,607
86	105	50.659	1,645,607
87	106	44.847	1,456,810
88	201	50.659	1,645,607
89	202	50.659	1,645,607
90	203	45.310	1,471,850
91	204	50.659	1,645,607
92	205	50.659	1,645,607
93	206	44.847	1,456,810
94	301	50.659	1,645,607
95	302	50.659	1,645,607
96	303	45.310	1,471,850
97	304	50.659	1,645,607
98	305	50.659	1,645,607
99	306	44.847	1,456,810
100	401	50.659	1,645,607
101	402	50.659	1,645,607
102	403	45.310	1,471,850
103	404	50.659	1,645,607
104	405	50.659	1,645,607
105	406	44.847	1,456,810
106	502	50.659	1,645,607
107	503	45.310	1,471,850

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108	504	50.659	1,645,607
109	505	50.659	1,645,607
110	506	44.847	1,456,810
111	602	50.659	1,645,607
112	603	45.310	1,471,850
113	604	50.659	1,645,607
114	605	50.659	1,645,607
115	606	44.847	1,456,810
116	701	50.659	1,645,607
117	702	50.659	1,645,607
118	703	45.310	1,471,850
119	704	50.659	1,645,607
120	705	50.659	1,645,607
121	706	44.847	1,456,810
122	801	50.659	1,645,607
123	802	50.659	1,645,607
124	803	45.310	1,471,850
125	804	50.659	1,645,607
126	805	50.659	1,645,607
127	806	44.847	1,456,810
128	901	50.659	1,645,607
129	902	50.659	1,645,607
130	903	45.310	1,471,850
131	904	50.659	1,645,607
132	905	50.659	1,645,607
133	906	44.847	1,456,810
134	1001	50.659	1,645,607
135	1002	50.659	1,645,607
136	1003	45.310	1,471,850
137	1004	50.659	1,645,607
138	1005	50.659	1,645,607
139	1006	44.847	1,456,810
*Parking Area		420.480	13,658,872
Total		5,933.33	192,738,162

*Covered Parking Area is saleable under Real Estate (Regulation & Development Act 2016, therefore the covered parking area is included in balance receivable as the parking in unsold till date.