FORM-3
CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project of Tarangan Infraventures Private Limited for Project Titles as "Pioneer Tamarind Court-Plot No.3" bearing Maha RERA Reg No.**P50500000429**

Project Name: Pioneer Tamarind Court-Plot No.3
(AS ON 30th September 2020)
Location: Nagpur

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.	5,58,82,433	5,58,82,433
		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.	1,43,39,353	1,43,39,353
		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	20,69,363	20,69,363
		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 cos t 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	**7,22,91,149**	**7,22,91,149**

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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).	16,17,04,698	16,37,64,797	
	(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.	84,25,505	84,25,505	
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	3,50,000	3,19,582	
	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 ;	8,85,18,169	8,85,18,169	
	Sub-Total of DEVELOPMENT COST	**25,89,98,372**	**26,10,28,053**	
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.			**33,12,89,521**
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column			**33,33,19,202**
4	% completion of Construction Work % (as per Project Architect's Certificate)			NA

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5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	100.61%
6	Amount Which can be withdrawn from the Designated Account.	33,33,19,202
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	28,31,29,030
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	5,01,90,172

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

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
MRN-177608
Nagpur
02nd August 2021
UDIN:21177608AAAACX8716

G A D ASSOCIATES * Chartered Accountants * FRN-146550W NAGPUR

M/s G A D & ASSOCIATES
CHARTEREDACCOUNTANTS

(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)	-20,29,681
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)	1,10,30,782
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	739.98
	(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	2,40,37,413
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,50,68,195
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	2,45,47,736

This certificate is being issued for RERA compliance for the Company **Tarangan Infrventures 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,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
Nagpur
02nd August 2021
UDIN:21177608AAAACX8716

Date:-02/08/2021
Place:-Nagpur

*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032
Contact - Cell: +91 9420076355 * email id - deepakzambani01@gmail.com

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 Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	614	50.66	28,77,000	28,27,000	50,000
2	514	50.66	29,49,200	29,49,200	-
3	214	50.66	28,77,000	27,49,490	1,27,510
4	202	43.65	22,65,000	22,65,000	-
5	201	30.67	17,37,000	17,37,000	-
6	203	43.65	22,65,000	22,65,000	-
7	303	43.65	22,65,000	22,65,000	-
8	103	43.65	22,65,000	20,25,000	2,40,000
9	311	50.66	29,16,000	28,16,000	1,00,000
10	515	50.66	28,56,000	28,06,000	50,000
11	109	30.97	16,47,000	16,47,000	-
12	102	43.65	22,65,000	22,65,000	-
13	211	50.66	28,98,000	28,98,000	-
14	101	30.67	17,37,000	17,37,000	-
15	401	30.67	17,37,000	17,37,000	-
16	312	44.85	28,08,000	28,08,000	-
17	402	43.65	22,65,000	22,15,000	50,000
18	511	50.66	29,16,000	29,16,000	-
19	814	50.66	28,77,000	28,77,000	-
20	301	30.67	17,37,000	17,37,000	-
21	315	50.66	28,56,000	28,56,022	-22
22	503	43.65	22,65,000	22,65,000	-
23	403	43.65	22,65,000	22,65,000	-
24	602	43.65	22,65,000	22,65,000	-
25	603	43.65	22,65,000	22,64,990	10
26	106	30.67	17,37,000	17,36,987	13
27	114	50.66	26,13,000	25,13,000	1,00,000
28	502	43.65	22,65,000	22,65,000	-
29	111	50.66	26,34,000	26,34,000	-
30	405	30.67	17,16,000	17,16,000	-
31	804	30.67	17,16,000	17,16,000	-
32	801	30.67	17,37,000	13,17,000	4,20,000
33	802	43.65	22,05,000	22,05,000	-
34	803	43.65	22,05,000	22,05,000	-
35	611	50.66	28,98,000	28,98,000	-
36	501	30.67	17,37,000	17,37,000	-
37	302	43.65	22,65,000	22,65,000	-
38	306	30.67	13,37,000	8,50,000	4,87,000
39	411	50.66	24,98,000	24,98,000	-
40	213	45.31	28,71,000	28,71,000	-
41	714	50.66	24,56,000	24,61,000	-5,000
42	415	50.66	28,77,000	28,77,000	-
43	414	50.66	28,77,000	28,77,000	-
44	914	50.66	28,56,000	28,06,000	50,000
45	703	43.65	22,65,000	22,65,000	-
46	313	45.31	28,74,000	28,74,000	-
47	813	45.31	28,71,000	28,71,000	-
48	205	30.67	17,16,000	13,16,000	4,00,000
49	204	30.67	17,71,200	17,71,200	-
50	404	30.67	17,71,200	17,71,200	-
51	815	50.66	28,77,000	28,77,000	-
52	104	30.67	17,16,000	17,16,000	-
53	113	45.31	26,85,700	25,86,000	99,700
54	107	30.67	17,37,000	17,37,000	-
55	715	50.66	20,50,000	20,50,000	-
56	112	44.85	16,00,000	16,00,000	-
57	512	44.85	28,08,000	28,08,000	-
58	815	50.66	28,77,000	28,27,000	50,000
59	105	30.67	17,16,000	17,16,000	-
60	702	43.65	23,01,750	23,01,750	-
61	314	50.66	28,56,000	28,56,000	-

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62	1002	43.65	22,65,000	22,65,000	-
63	208	30.67	17,37,000	16,71,000	66,000
64	209	30.97	16,47,000	15,72,000	75,000
65	406	30.67	18,59,980	18,59,980	-
66	1008	30.67	17,92,900	17,42,900	50,000
67	212	44.85	27,32,000	27,32,000	-
68	309	30.97	19,11,500	19,11,500	-
69	504	30.67	17,16,000	17,16,000	-
70	506	30.67	11,60,000	11,60,000	-
71	507	30.67	11,60,000	11,60,000	-
72	906	30.67	19,60,600	19,60,600	-
73	911	50.66	32,96,800	32,96,800	-
74	811	50.66	28,98,000	28,71,000	27,000
75	706	30.67	17,37,000	17,37,000	-
76	903	43.65	23,38,500	23,38,500	-
77	712	44.85	28,53,800	28,53,800	-
78	601	30.67	19,32,650	19,32,650	-
79	206	30.67	18,48,800	17,98,800	50,000
80	1003	43.65	23,38,500	23,38,500	-
81	701	30.67	18,76,750	18,76,750	-
82	513	45.31	20,00,000	20,00,000	-
83	613	45.31	31,05,250	30,00,000	1,05,250
84	215	50.66	30,36,630	30,36,630	-
85	108	30.67	17,37,000	17,37,000	-
86	709	30.97	18,05,700	18,05,700	-
87	604	30.67	17,71,200	17,71,200	-
88	901	30.67	19,60,600	19,60,600	-
89	305	30.67	17,61,264	17,61,264	-
90	310	50.66	30,11,200	30,11,200	-
91	915	50.66	25,00,000	25,00,000	-
92	408	30.67	17,92,900	17,92,900	-
93	1001	30.67	17,37,000	17,37,000	-
94	304	30.67	17,16,000	17,16,000	-
95	413	45.31	28,19,465	28,19,465	-
96	508	30.67	18,90,725	18,90,725	-
97	810	50.66	25,00,000	25,00,000	-
98	307	30.67	19,10,850	18,60,850	50,000
99	607	30.67	18,76,750	18,76,750	-
100	808	30.67	17,37,000	17,37,000	-
101	510	50.66	32,18,739	31,68,736	50,003
102	509	30.97	15,00,000	15,00,000	-
103	807	30.67	19,33,209	19,33,209	-
104	805	30.67	17,16,000	17,16,000	-
105	1014	50.66	30,89,495	30,89,495	-
106	705	30.67	18,01,008	18,01,008	-
107	704	30.67	18,01,008	18,01,008	-
108	910	50.66	33,01,600	33,01,600	-
109	407	30.67	21,40,140	21,35,230	4,910
110	210	50.66	31,54,000	31,54,000	-
111	610	50.66	31,81,800	31,81,800	-
112	207	30.67	13,00,000	8,48,800	4,51,200
113	308	30.67	19,60,600	18,62,600	98,000
114	608	30.67	16,90,603	16,90,603	-
115	913	45.31	13,50,000	-	13,50,000
116	909	30.97	18,60,187	18,60,187	-
117	606	30.67	12,00,000	12,00,000	-
118	708	30.67	19,77,950	20,81,543	-1,03,593
119	806	30.67	20,00,289	20,00,289	-
120	912	44.85	29,39,600	29,39,600	-
121	902	43.65	22,65,000	8,85,000	13,80,000
122	710	50.66	29,35,040	29,35,040	-
123	1015	50.66	29,35,218	29,35,218	-
124	410	50.66	29,34,894	29,34,898	-4
125	707	30.67	19,04,700	14,16,000	4,88,700
126	1013	45.31	30,48,093	30,48,093	-
127	409	30.97	19,85,560	19,85,675	-115
128	713	45.31	30,19,484	50,000	29,69,484
129	605	30.67	19,66,056	19,66,056	-
130	907	30.67	21,53,847	21,53,847	-
131	809	30.97	20,95,328	3,95,592	16,99,736
	TOTAL	**5,210.79**	**29,41,59,812.00**	**28,31,29,030.00**	**1,10,30,782.00**

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Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf the Residential 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.)

Sr. No.	Flat No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	115	50.66	16,45,607
2	812	44.85	14,56,810
3	1012	44.85	14,56,810
4	908	30.67	9,96,187
5	1007	30.67	9,96,187
6	904	30.67	9,96,349
7	1004	30.67	9,96,349
8	905	30.67	9,96,187
9	1009	30.97	10,06,159
10	412	44.85	14,56,810
11	1006	30.67	9,96,187
12	1005	30.67	9,96,187
13	1011	50.66	16,45,607
14	609	30.97	10,06,159
15	1010	50.66	16,45,607
16	110	50.66	16,45,607
17	612	44.85	14,56,810
18	711	50.66	16,45,607
19	505	30.67	9,96,187
TOTAL		739.98	2,40,37,412.87

