RAM BONDE & COMPANY
CHARTERED ACCOUNTANT

Form 3

Chartered Accountant's Certificate (31/12/2017)

Cost of Real Estate Project MahaRERA Registration No.- P50500002049

Atharva Nagari IV

Sr. No	Particulars		Amount	
			Estimated	Incurred
1.	**i. Land Cost**			
	a.	Acquisition cost of land or development right, Lease premium, lease rent, interest cost incurred Or payable on Land cost and legal cost	2,65,00,000.00	2,65,00,000.00
	b.	Amount of premium payable to obtain development rights, FSI, additional FSI, fungible area, any other Incentive under DCR from local authority or state Government or any other statutory authority	60,35,734.00	60,35,734.00
	c.	Acquisition cost of TDR (if any)		
	d.	Amount payable to state government or competent Authority or any other statutory authority of the state Or central government, toward stamp duty, transfer charges, Registration fees etc.; and	14,87,500.00	14,87,500.00
	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 books of account verified by the CA **Note: (For total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	-	-

Ram Bonde & Company NAGPUR Chartered Accountants

4th Floor, Bhiwapurkar Chambers, Mehadia Square, Dhantoli, NAGPUR - 440 012
Phone : 0712-3012300 E-mail : rambonde@yahoo.com

		(iii). Cost toward 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 deposit or maintenance deposit, or any amount whatsoever payable to any Authorities toward and in project of rehabilitation	-	-
		Sub Total of Land Cost	**34,023,234.00**	**34,023,234.00**
	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)**	8,42,00,000.00	4,24,26,611.87
		(iii) On site expenditure for development of entire Project excluding cost of construction as per (i) or (ii)Above i.e. salaries, consultant fees, site overhead, Cost of services (including water, electricity, sewerage),Cost of machineries and equipment including its hire maintenance cost, Consumable etc. All cost directly incurred to complete the construction of the project registered.	1,00,00,000.00	5,976,131.56
	b.	Payment of taxes, cess, fess, charges, premium, Interest etc. to any statutory authorities.	-	-
	c.	Principal sum and interest payable to financial institution, Scheduled banks, non-banking financial institution(NBFC)Or any money lenders on construction funding or money for borrowed construction;	600,000.00	4,63,148.64
		Sub Total of Development cost	**9,48,00,000.00**	**48,865,892.07**

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2.	**Total Estimated cost of the Real Estate Project [1(i)+1(ii)of Estimated column]**	128,823,234.00
3.	**Total cost Incurred of the Real Estate Project [1(i)+1(ii)of Estimated column]**	82,889,126.07
4.	**% Completion of Construction work (as per Project /architect's Certificate)**	**80.00%**
5.	**Proportion of the cost incurred on land cost and Construction cost to the total estimated cost(3/2)**	**64.34%**
6.	**Amount which can be withdrawn from 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 and bank statement**	**82,889,126.07** 12,639,549.00
7.	**Net amount which can be withdrawn from the designated bank account under this certificate**	**70,249,577.07**

This certificate is being issued for RERA compliance for the Atharva Infrastructure and is based on un-audited books of account, records and documents produced before me and explanation provide to me by the management of the company.

Purchase consideration of land paid to owner of land in form of constructed flat. We have taken stamp duty value of such land as purchase price.

Place: - Nagpur
Date: -24/04/2018

For, RAM BONDE & COMPANY
Chartered Accountants
F.R.N. NO. 144997W

Ram Bonde & Company NAGPUR Chartered Accountants

CA Ram Bonde
M.NO.115917

ADDITIONAL INFORMATON FOR ONGOING PROJECTS

1.	Estimated balance cost to compete the real estate Project (calculated as per the form IV)	**45,934,107.93**
2.	Balance amount of receivable from the sold apartment as per annexure A to this certificate	**16,391,837.60**
3.	(i) Balance unsold area (ii) Estimated amount of sales proceeds in respect of unsold apartment (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	**2,473.00** **85,432,441.92**
4.	Estimated receivables of ongoing project (sum of 2+3)	**101,824,279.52**
5.	Amount to be deposited in designated Account- 70% or 100% If the 4 is greater than 1,then 70% of balance receivables of ongoing projects will be deposited in designated account If 4 is lesser than 1, then100% of balance receivable of ongoing projects will be deposited in designated account.	**71,276,995.66**

This certificate is being issued for RERA compliance for the Atharva Infrastructure and is based on un-audited books of account, records and documents produced before me and explanation provided to me by the management of the company.

Place: - Nagpur
Date: -24/04/2018

For, RAM BONDE & COMPANY
Chartered Accountants
F.R.N. NO. 144997W

Ram Bonde & Co. NAGPUR Chartered Accountants

CA Ram Bonde
M.NO.115917

NAGARI IV
ANNEXURE A

Statement For Calculation OF Recievable From the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (In Sq. Mtr)	Unit Consideration As Per	Received Amout	Balance Receivable
1	101	47.488	2,137,500.00	396,880.00	1,740,620.00
2	106	47.488	1,638,336.00	1,149,705.00	488,631.00
3	107	47.488	1,850,000.00	933,901.00	916,099.00
4	108	47.488	1,850,000.00	933,901.00	916,099.00
5	207	47.488	2,150,000.00	1,547,151.00	602,849.00
6	208	47.488	2,200,000.00	45,761.00	2,154,239.00
7	306	47.488	1,638,336.00	486,010.00	1,152,326.00
8	307	47.488	2,000,000.00	920,000.00	1,080,000.00
9	406	47.488	1,900,000.00	1,517,955.00	382,045.00
10	302 B	42.576	1,468,872.00	141,000.00	1,327,872.00
11	402 B	42.576	2,050,000.00	1,371,000.00	679,000.00
12	403 B	47.488	1,638,336.00	176,850.00	1,461,486.00
13	1	13.452	577,897.92	44,880.00	533,017.92
14	2	13.452	577,897.92	44,880.00	533,017.92
15	3	13.452	1,301,000.00	794,705.00	506,295.00
16	5	13.452	577,897.92	106,101.00	471,796.92
17	4	13.452	1,350,000.00	75,000.00	1,275,000.00
18	6	13.452	577,897.92	484,352.00	93,545.92
19	7	13.452	577,897.92	500,000.00	77,897.92
TOTAL		606.708	28,061,869.60	11,670,032.00	16,391,837.60



Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential Premises Rs. 34500/- Per Sq. Mtrs.
Ready Recknor Rate as on the date of Certificate of the Residential Premises . above 5 th floor add 5% is Rs. 36225/- Per Sq. Mtrs.

WING A

Sr. No.	Flat No.	Carpet Area (In Sq. Mtr)	Unit Consideration As Per Ready
2	102	47.488	1,638,336.00
3	103	47.488	1,638,336.00
4	104	47.488	1,638,336.00
5	105	47.488	1,638,336.00
6	201	47.488	1,638,336.00
7	202	47.488	1,638,336.00
8	203	47.488	1,638,336.00
9	204	47.488	1,638,336.00
10	206	47.488	1,638,336.00
11	205	47.488	1,638,336.00
13	301	47.488	1,638,336.00
14	302	47.488	1,638,336.00
15	303	47.488	1,638,336.00
16	304	47.488	1,638,336.00
17	305	47.488	1,638,336.00
18	308	47.488	1,638,336.00
19	401	47.488	1,638,336.00
20	402	47.488	1,638,336.00
21	403	47.488	1,638,336.00
22	404	47.488	1,638,336.00
23	405	47.488	1,638,336.00
24	407	47.488	1,638,336.00
25	408	47.488	1,638,336.00
TOTAL		1,092.22	37,681,728.00

Sr. No.	SHOP	Carpet Area (In Sq. Mtr)	Unit Consideration As Per Ready
1	8	13.452	577,897.92
TOTAL		13.45	577,897.92

WING B

Sr. No.	Flat No.	Carpet	Unit Consideration As
1	101	47.488	1,638,336.00
2	102	42.576	1,468,872.00
3	103	47.488	1,638,336.00
4	104	47.488	1,638,336.00
5	105	47.488	1,638,336.00
6	106	47.488	1,638,336.00
7	107	47.488	1,638,336.00
8	108	47.488	1,638,336.00
9	201	47.488	1,638,336.00
10	202	42.576	1,468,872.00
11	203	47.488	1,638,336.00
12	204	47.488	1,638,336.00
13	205	47.488	1,638,336.00
14	206	47.488	1,638,336.00
15	207	47.488	1,638,336.00
16	208	47.488	1,638,336.00
17	301	47.488	1,638,336.00
18	303	47.488	1,638,336.00
19	304	47.488	1,638,336.00
20	305	47.488	1,638,336.00
21	306	47.488	1,638,336.00
22	307	47.488	1,638,336.00
23	308	47.488	1,638,336.00
24	401	47.488	1,638,336.00
25	404	47.488	1,638,336.00
26	405	47.488	1,638,336.00
27	406	47.488	1,638,336.00
28	407	47.488	1,638,336.00
29	408	47.488	1,638,336.00
TOTAL		1,367.33	47,172,816.00

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