SAWALKAR & BONDE
CHARTERED ACCOUNTANTS
H.O.: Sawalkar Bhawan, 3rd Floor, Opp. Jhulelal Mandir, Mahal, Nagpur-440 018

Form 3
Chartered Accountant's Certificate (19.10.2018)
Cost of Real Estate Project MahaRERA Registration number P50500002049
ATHARVA NAGARI IV

Sr. No	Particulars	Amount	
		Estimated	Incurred
1	**i. Land Cost**		
a.	Value of land as ascertained from the Annual Statement of Rates (ASR)	26,500,000.00	26,500,000.00
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	6,035,734.00	6,187,504.00
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	1,487,500.00	1,487,500.00
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)		
	(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, amount payable to slum dwellers , tenants, apartment owners or appopriate authority or goverment or concessionaire which are not refundable and so on		
	(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		

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		(v). Any Other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.		
		Sub Total of Land Cost	**34,023,234.00**	**34,175,004.00**
	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)**	84,200,000.00	**62,337,126.10**
		(iii) 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, drainage, layout Road, etc.)Cost of machineries and equipment including its hire maintenance cost Consumable etc. All cost directly incurred to complete the construction of the project registered.	10,000,000.00	**6,980,659.85**
	b.	Payment of taxes cess fess charges premium Interest etc. to any statutory authorities.	-	-
	c.	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	64,991.26
		Sub Total of Development cost	**94,800,000.00**	**69,382,777.21**
		Total cost of the Real Estate Project (Estimated & Actual)	**128,823,234.00**	**103,557,781.21**
		Proportion of the cost incurred on land cost and Construction cost to the total estimated cost(3/2)		**80.39%**
		Amount which can be withdrawn from designated Account		103,557,781.21
		Less: Amount withdrawn till date of this certificate as per the books and bank statement		183,710,188.20
		Net amount which can be withdrawn from the designated bank account under this certificate		**(80,152,406.99)**

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

For SAWALKAR &BONDE
Chartered Accountants
F.R.N. NO. 100475W

CA Ram Bonde
Partner
M.NO.115917

Place: - Nagpur
Date: -05/02/2020
UDIN :-20115917AAAABO5527

ADDITIONAL INFORMATON FOR ONGOING PROJECTS

1	Estimated balance cost to compete the real estate Project	-
2	Balance amount of receivable from the sold apartment as per annexure A to this certificate	8,608,068.00
3	(i) Balance unsold area	94.98
	(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	3,276,672.00
4	Estimated receivables of ongoing project (sum of 2+3)	11,884,740.00
5	Amount to be deposited in designated Account- 70% or 100%	8,319,318.00
	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.	

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

NOTE :- Promoter has received occupancy certificate on 19.10.2018 thus we have taken zero amount as balance cost to complete project & no other expenses will be inccured on construction activity.

For SAWALKAR &BONDE
Chartered Accountants
F.R.N. NO. 100475W

SAWALKAR & BONDE F.R.No.100475W NAGPUR Chartered Accountants

CA Ram Bonde
Partner
M.NO.115917

Place: - Nagpur
Date: -05/02/2020
UDIN :-20115917AAAABO5527

ANNEXURE A NAGARI IV (31.12.2018)

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

Sold Inventory A WING

Sr. No.	Flat No.	Carpet Area (In	Unit Consideration As	Received Amout	Balance Receivable
1	101	47.488	2,137,500.00	2,137,500.00	-
2	102	47.488	2,375,460.00	2,375,460.00	-
3	103	47.488	2,241,000.00	2,241,000.00	-
4	104	47.488	2,289,600.00	2,289,600.00	-
5	105	47.488	2,236,500.00	2,236,500.00	-
6	106	47.488	2,261,750.00	2,261,750.00	-
7	107	47.488	1,850,000.00	1,850,000.00	-
8	108	47.488	1,850,000.00	1,850,000.00	-
9	201	47.488	2,245,000.00	2,245,000.00	-
10	202	47.488	2,091,000.00	2,091,000.00	-
11	203	47.488	2,137,500.00	2,137,500.00	-
12	204	47.488	2,241,000.00	2,241,000.00	-
13	205	47.488	2,000,000.00	2,000,000.00	-
14	206	47.488	2,205,000.00	2,205,000.00	-
15	207	47.488	2,150,000.00	2,150,000.00	-
16	208	47.488	2,200,000.00	2,200,000.00	-
17	301	47.488	2,350,700.00	1,883,200.00	467,500.00
18	302	47.488	2,340,000.00	2,340,000.00	-
19	303	47.488	1,900,000.00	1,900,000.00	-
20	305	47.488	2,205,000.00	2,205,000.00	-
21	306	47.488	1,900,000.00	1,900,000.00	-
22	307	47.488	2,000,000.00	2,000,000.00	-
23	308	47.488	2,182,500.00	2,182,500.00	-
24	401	47.488	2,289,100.00	2,289,100.00	-
25	402	47.488	2,250,000.00	2,250,000.00	-
26	403	47.488	2,223,000.00	2,223,000.00	-
27	404	47.488	2,375,460.00	2,375,460.00	-
28	405	47.488	2,205,000.00	2,205,000.00	-
29	406	47.488	1,900,000.00	1,900,000.00	-
30	407	47.488	2,370,690.00	2,370,690.00	-
31	408	47.488	2,191,500.00	2,191,500.00	-
TOTAL		**1,472.13**	**67,194,260.00**	**66,726,760.00**	**467,500.00**



Sold Inventory B WING & SHOPS

Sr. No.	Flat No.	Carpet Area (In	Unit Consideration As	Received Amout	Balance Receivable
1	101	47.488	2,250,000.00	2,250,000.00	-
2	102	47.488	1,781,500.00	1,781,500.00	-
3	103	47.488	2,350,000.00	2,350,000.00	-
4	104	47.488	2,250,000.00	2,250,000.00	-
5	105	47.488	2,371,000.00	2,371,000.00	-
6	106	47.488	2,460,000.00	484,000.00	1,976,000.00
7	107	47.488	2,205,000.00	2,205,000.00	-
8	108	47.488	1,851,000.00	1,624,628.00	226,372.00
9	201	47.488	2,340,000.00	2,340,000.00	-
10	202	47.488	2,414,000.00	2,414,000.00	-
11	203	47.488	2,313,450.00	2,313,450.00	-
12	204	47.488	2,192,400.00	2,192,400.00	-
13	205	47.488	2,330,000.00	2,330,000.00	-
14	206	47.488	2,263,500.00	2,263,500.00	-
15	207	47.488	2,381,500.00	2,381,500.00	-
16	208	47.488	1,760,000.00	1,760,000.00	-
17	301	47.488	2,146,500.00	2,146,500.00	-
18	302	47.488	2,414,000.00	2,414,000.00	-
19	303	47.488	2,320,000.00	2,320,000.00	-
20	304	47.488	2,196,900.00	2,196,900.00	-
21	305	47.488	2,236,500.00	2,236,500.00	-
22	307	47.488	2,414,000.00	44,880.00	2,369,120.00
23	308	47.488	2,310,800.00	2,310,800.00	-
24	401	47.488	2,178,000.00	2,178,000.00	-
25	402	47.488	2,050,000.00	2,050,000.00	-
26	403	47.488	2,286,000.00	2,286,000.00	-
27	404	47.488	2,337,300.00	2,337,300.00	-
28	405	47.488	2,405,700.00	2,405,700.00	-
29	406	47.488	2,236,500.00	2,236,500.00	-
30	407	47.488	2,225,000.00	2,225,000.00	-
31	408	47.488	2,205,000.00	2,205,000.00	-
1	1	13.452	700,000.00	700,000.00	-
2	2	13.452	800,000.00	330,880.00	469,120.00
3	3	13.452	1,301,000.00	1,301,000.00	-
4	4	13.452	1,350,000.00	1,350,000.00	-
5	5	13.452	1,245,000.00	8,800.00	1,236,200.00
6	6	13.452	950,400.00	850,344.00	100,056.00
7	7	13.452	1,450,000.00	477,500.00	972,500.00
8	8	13.452	800,000.00	8,800.00	791,200.00
		1579.744	**78,071,950.00**	**69,931,382.00**	**8,140,568.00**



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	Unit Consideration As
1	304	47.488	1,638,336.00
TOTAL		47.49	1,638,336.00

WING B

Sr. No.	Flat No.	Carpet Area (In	Unit Consideration As
1.00	306	47.488	1,638,336.00
TOTAL		47.49	1,638,336.00

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