



SAWALKAR & BONDE

CHARTERED ACCOUNTANTS

H.O.: Sawalkar Bhawan, 3rd Floor, Opp. Bulela Mandir, Mahal, Nagpur-440 018
Chartered Accountants Certificate No. 100475W (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	6,035,734.00
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	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 appropriate authority or government 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		



	(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	34,023,234.00
	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)	84,200,000.00	55,951,408.23
	(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	6,709,505.20
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	62,725,904.69
	Total cost of the Real Estate Project (Estimated & Actual)	128,823,234.00	96,749,138.69
	Proportion of the cost incurred on land cost and Construction cost to the total estimated cost(3/2)		75.10%
	Amount which can be withdrawn from designated Account		96,749,138.69
	Less: Amount withdrawn till date of this certificate as per the books and bank statement		39,109,125.10
	Net amount which can be withdrawn from the designated bank account under this certificate		57,640,013.59

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



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

CA Ram Bond
CA Ram Bondo
Partner
M.NO.115917

Place: - Nagpur
Date: -05/02/2020
UDIN :-20115917AAAABH8864

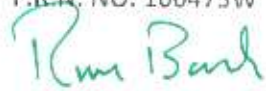
ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1	Estimated balance cost to complete the real estate Project	32,074,095.31
2	Balance amount of receivable from the sold apartment as per annexure A to this certificate	37,685,704.68
3	(i) Balance unsold area	1,295.63
	(ii) Estimated amount of sales proceeds in respect of unsold apartment	44,812,969.92
	(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	
4	Estimated receivables of ongoing project (sum of 2+3)	82,498,674.60
5	Amount to be deposited in designated Account- 70% or 100%	57,749,072.00
	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 then 100% of balance receivable of ongoing projects will be deposited in designated account.	

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Place: - Nagpur
Date: -05/02/2020
UDIN :-20115917AAAABH8864



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

CA Ram Bonde
Partner
M.NO.115917

ANNEXURE A NAGARI IV 30.06.2018

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 Sq. Mtr)	Unit Consideration As Per	Received Amount	Balance Receivable
1	101	47.488	2,137,500.00	2,137,500.00	-
3	106	47.488	1,638,336.00	1,677,705.00	-39,369.00
4	107	47.488	1,850,000.00	1,285,901.00	564,099.00
5	108	47.488	1,850,000.00	1,285,901.00	564,099.00
6	201	47.488	2,245,000.00	2,245,000.00	-
7	202	47.488	1,638,336.00	80,080.00	1,558,256.00
8	203	47.488	1,638,336.00	44,000.00	1,594,336.00
9	204	47.488	1,638,336.00	44,880.00	1,593,456.00
10	205	47.488	1,638,336.00	4,400.00	1,633,936.00
11	206	47.488	2,205,000.00	2,205,000.00	-
12	207	47.488	2,150,000.00	2,150,000.00	-
13	208	47.488	2,200,000.00	2,200,000.00	-
14	301	47.488	1,638,336.00	19,360.00	1,618,976.00
15	305	47.488	1,638,336.00	44,880.00	1,593,456.00
16	306	47.488	1,638,336.00	618,010.00	1,020,326.00
17	307	47.488	2,000,000.00	1,756,000.00	244,000.00
18	308	47.488	1,638,336.00	283,725.00	1,354,611.00
19	405	47.488	1,638,336.00	44,880.00	1,593,456.00
20	406	47.488	1,900,000.00	1,634,955.00	265,045.00
21	407	47.488	2,370,690.00	51,000.00	2,319,690.00
22	408	47.488	1,638,336.00	44,880.00	1,593,456.00
TOTAL		997.248	38,929,886.00	19,858,057.00	19,071,829.00

Sold Inventory

B WING

Sr. No.	Flat No.	Carpet Area (In Sq. Mtr)	Unit Consideration As Per	Received Amount	Balance Receivable
1	102	42.576	1,781,500.00	1,781,500.00	-
2	103	47.488	1,638,336.00	18,480.00	1,619,856.00
3	104	47.488	1,638,336.00	18,480.00	1,619,856.00
4	105	47.488	1,638,336.00	18,480.00	1,619,856.00
5	108	47.488	1,638,336.00	1,424,960.00	213,376.00
6	201	47.488	1,638,336.00	44,880.00	1,593,456.00
7	203	47.488	1,638,336.00	44,880.00	1,593,456.00
8	204	47.488	1,638,336.00	18,480.00	1,619,856.00
9	205	47.488	2,330,000.00	2,330,000.00	-
10	207	47.488	2,381,500.00	2,381,500.00	-



WING B

Sr. No.	Flat No.	Carpet Area (In Sq. Mtr)	Unit Consideration As Per Ready
1	101	47.488	1,638,336.00
2	106	47.488	1,638,336.00
3	107	47.488	1,638,336.00
4	202	47.488	1,638,336.00
5	206	47.488	1,638,336.00
6	208	47.488	1,638,336.00
7	302	47.488	1,638,336.00
8	304	47.488	1,638,336.00
9	305	47.488	1,638,336.00
10	306	47.488	1,638,336.00
11	307	47.488	1,638,336.00
12	403	47.488	1,638,336.00
13	404	47.488	1,638,336.00
14	405	47.488	1,638,336.00
15	406	47.488	1,638,336.00
16	407	47.488	1,638,336.00
TOTAL		759.81	26,213,376.00