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PADMA VYAS
Chartered Accountant

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)

Cost of Real Estate Project Registration Number: Applied

Sr No.		Particulars	Amount Rs. Estimated	Incurred
1. i)	**Land Cost:**			
	a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	54,00,000.00	53,90,000.00
	b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	7,000.00	6,502.00
	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, resgistration fees etc; and	4,00,000.00	4,06,220.00
	f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	-	-
	g)	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 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 accomodation or rent in lien of Transit accomodation, overhead cost,	-	-
	iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	-	-
		Sub Total of LAND COST Rs	**58,07,000.00**	**58,02,722.00**

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	g)	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 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 accomodation or rent in lien of Transit accomodation, overhead cost,	-	-
	iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	-	-
		Sub Total of LAND COST Rs	**58,07,000.00**	**58,02,722.00**

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ii)		**Development Cost / Cost of Construction:**		
a	(i)	Estimated Cost of Construction as certified by Engineer	2,00,00,000.00	-
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		18,00,124.00
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)		
	a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	-	-
		All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
	b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.	-	-
	c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-
		Sub Total of Development Cost	**2,00,00,000.00**	**18,00,124.00**
2		**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**	2,58,07,000.00	
3		**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**		76,02,846.00
4		% completion of Construction Work (as per Project Architect's Certificate)	10.00%	
5		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		29.46%
6		Amount which can be withdrawn from the Designated Account		76,02,846.00
		Total Estimated Cost X Prportion of cost incurred		
		(Sr. number 2 X Sr. number 5)		
		Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement		-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		76,02,846.00

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully
Signature of Charted Accountant
(Membership Number- 178079)

Padma Vyas

Name : CA Padma Gopaldasji Vyas
Date :- 30/06/2017

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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)	1,82,04,154.00	
		(calculated as per the Form IV)		
2		Balance amount of receivables from sold apartments as per annexure A to this Certificate	2,04,00,000.00	
		(as certified by Charted Accountant as verified from the records and books of Accounts)		
3	i	Balance unsold area	464.54	
		(to be cerified 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)	1,74,23,000.00	
		as per Annexure A to this certificate		
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	3,78,23,000.00	
5		Amount to be deposited in Designed Account - 70% or 100%		
		If 4 is greater than 1, then 70% of the balance receivables of ongoing project wil be deposited in designated account	2,64,76,100.00	
		If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	-	
		This Certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.		

Yours Faithfully
Signature of Charted Accountant
(Membership Number- 178079)

Padma Vyas

Name : CA Padma Gopaldasji Vyas
Date :- 30/06/2017

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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	201	36.358	20,00,000.00	500000	15,00,000.00
2	202	41.234	27,27,000.00	51000	26,76,000.00
3	204	42.138	27,50,000.00	100000	26,50,000.00
4	205	49.339	26,00,000.00	125000	24,75,000.00
5	301	36.358	25,00,000.00	51000	24,49,000.00
6	302	41.234	26,00,000.00	549000	20,51,000.00
7	304	42.138	25,00,000.00	51000	24,49,000.00
8	305	49.339	27,51,000.00	800000	19,51,000.00
9	405	49.339	26,00,000.00	401000	21,99,000.00
Total		**387.477**	**2,30,28,000.00**	**26,28,000.00**	**2,04,00,000.00**

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs.33750/33450 Per sm.

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate
1	101	36.358	13,85,000.00
2	102	41.234	15,11,000.00
3	103	43.936	16,72,000.00
4	104	42.138	15,60,000.00
5	105	49.339	19,00,000.00
6	203	43.936	16,60,000.00
7	303	43.936	16,60,000.00
8	401	36.358	13,70,000.00
9	402	41.234	15,00,000.00
10	403	43.936	16,60,000.00
11	404	42.138	15,45,000.00
Total		**464.543**	**1,74,23,000.00**