

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.: Plot No. 25, Red Cross Road, Sadar, Nagpur – 440001

E-mail – rishilashkare@gmail.com, Ph.: +91-7798899002

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Registration Number _____

Sr. No.	Particulars	Amt. Estimated (In Rs.)	Amt. Incurred (In Rs.)
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	1,06,00,000/-	61,00,000/-
b. ,,	Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government or any Statutory Authority	NIL	NIL
c.	Acquisition of Cost of TDR (if any)	NIL	NIL
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.	30,00,000/-	NIL
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL	NIL
f.	Under Rehabilitation Scheme		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL	NIL
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NIL	NIL
	Note: for total cost of construction incurred, Minimum of (i) or (ii) to be considered,	NIL	NIL



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	(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 or rent in lieu of Transit accommodation, overhead cost,	NIL	NIL
	(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.	NIL	NIL
Sub – Total of LAND COST			Rs. 1,36,00,000/-	Rs. 61,00,000/-
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION				
a.	(i)	Estimated cost of Construction as Certified by Engineer	13,50,00,000/-	N.A.
	(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA	NIL	N.A.
	Note: for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered			
	(iii)	On-site expenditure for development of entire project excluding cost of construction as per (ii) above i.e. salaries, consultant's fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the building /wings of the project registered.	1,50,00,000/-	5,00,000/-



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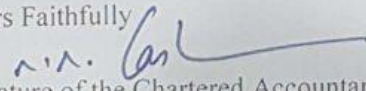
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b.	Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority	NIL	NIL
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	65,00,000/-	62,00,000/-
Sub – Total of DEVELOPMENT COST		15,65,00,000/-	67,00,000/-
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		17,01,00,000/-	1,28,00,000/-
2.	Total Estimated Cost of the Real Estate Project (of Estimated Column)	17,01,00,000/-	
3.	Total Cost Incurred of the Real Estate Project (of Incurred Column)	1,28,00,000/-	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	7.52%	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	7.52%	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5) Less: Amount withdrawn till date of this Certificate as per the Books of Accounts	1,27,91,520/- 7,19,500/-	
7.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	Rs. 1,20,720,020/-	

Note: This Certificate is being issued for RERA compliance for the Company M/s. Globe Associates 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 the Chartered Accountant
(Membership Number 130169)



C.A. Rishi Ravindra Lashkare

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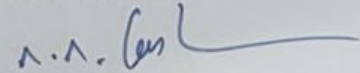
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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount
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)	Rs. 15,73,00,000/-
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)	Rs. 49,58,900/-
3	(i) Balance Unsold Area (to be certified by management and to be verified by CA from the records and books of accounts)	6,059.200 Sq. Mtr.
	(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 by CA) As per Annexure A to this Certificate	Rs. 13,33,02,400/-
4	Estimated receivables on ongoing project (sum of 2 + 3 (ii))	Rs. 13,82,61,300/-
5	Amount to be deposited in Designated Account 70 % or 100%	100%
IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account		
IF 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be despoiled 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



(Membership Number: 130169)

C.A. Rishi Lashkare



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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. Mtr.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	A-109	65.000	Rs. 26,78,400/-	Rs. 2,68,000/-	Rs. 24,10,400/-
2	B-111	67.800	Rs. 30,00,000/-	Rs. 4,51,500/-	Rs. 25,48,500/-
TOTAL		132.800	Rs. 56,78,400/-	Rs. 7,19,500/-	Rs. 49,58,900/-



UNSOLD INVENTORY VALUATION
Ready Recknor Rate as on the date of Certificate
Of the Residential / Commercial premises Rs. 22,000/- per Sq. mtrs.

Sr. No.	Flat No.	Carpet Area (in Sq. mtr.)	Unit Consideration as per Ready Recknor Rate (ASR)
1	A-101	61.000	1,342,000.00
2	A-102	65.000	1,430,000.00
3	A-103	57.000	1,254,000.00
4	A-104	59.500	1,309,000.00
5	A-105	56.200	1,236,400.00
6	A-106	56.200	1,236,400.00
7	A-107	59.500	1,309,000.00
8	A-108	58.200	1,280,400.00
9	A-110	61.000	1,342,000.00
10	B-112	60.900	1,339,800.00
11	B-113	60.400	1,328,800.00
12	B-114	62.300	1,370,600.00
13	B-115	67.800	1,491,600.00
14	C-116	67.800	1,491,600.00
15	C-117	62.300	1,370,600.00
16	C-118	60.400	1,328,800.00
17	C-119	62.300	1,370,600.00
18	C-120	67.800	1,491,600.00
19	A-201	61.000	1,342,000.00
20	A-202	65.000	1,430,000.00
21	A-203	57.000	1,254,000.00
22	A-204	59.500	1,309,000.00
23	A-205	56.200	1,236,400.00
24	A-206	56.200	1,236,400.00
25	A-207	59.500	1,309,000.00
26	A-208	58.200	1,280,400.00
27	A-209	65.000	1,430,000.00
28	A-210	61.000	1,342,000.00
29	A-211	67.800	1,491,600.00
30	A-212	60.900	1,339,800.00
31	A-213	60.400	1,328,800.00
32	A-214	62.300	1,370,600.00
33	A-215	67.800	1,491,600.00



34	A-216	67.800	1,491,600.00
35	A-217	62.300	1,370,600.00
36	A-218	60.400	1,328,800.00
37	A-219	62.300	1,370,600.00
38	A-220	67.800	1,491,600.00
39	A-301	61.000	1,342,000.00
40	A-302	65.000	1,430,000.00
41	A-303	57.000	1,254,000.00
42	A-304	59.500	1,309,000.00
43	A-305	56.200	1,236,400.00
44	A-306	56.200	1,236,400.00
45	A-307	59.500	1,309,000.00
46	A-308	58.200	1,280,400.00
47	A-309	65.000	1,430,000.00
48	A-310	61.000	1,342,000.00
49	A-311	67.800	1,491,600.00
50	A-312	60.900	1,339,800.00
51	A-313	60.400	1,328,800.00
52	A-314	62.300	1,370,600.00
53	A-315	67.800	1,491,600.00
54	A-316	67.800	1,491,600.00
55	A-317	62.300	1,370,600.00
56	A-318	60.400	1,328,800.00
57	A-319	62.300	1,370,600.00
58	A-320	67.800	1,491,600.00
59	A-401	61.000	1,342,000.00
60	A-402	65.000	1,430,000.00
61	A-403	57.000	1,254,000.00
62	A-404	59.500	1,309,000.00
63	A-405	56.200	1,236,400.00
64	A-406	56.200	1,236,400.00
65	A-407	59.500	1,309,000.00
66	A-408	58.200	1,280,400.00
67	A-409	65.000	1,430,000.00
68	A-410	61.000	1,342,000.00
69	A-411	67.800	1,491,600.00
70	A-412	60.900	1,339,800.00
71	A-413	60.400	1,328,800.00
72	A-414	62.300	1,370,600.00



73	A-415	67.800	1,491,600.00
74	A-416	67.800	1,491,600.00
75	A-417	62.300	1,370,600.00
76	A-418	60.400	1,328,800.00
77	A-419	62.300	1,370,600.00
78	A-420	67.800	1,491,600.00
79	A-501	61.000	1,342,000.00
80	A-502	65.000	1,430,000.00
81	A-503	57.000	1,254,000.00
82	A-504	59.500	1,309,000.00
83	A-505	56.200	1,236,400.00
84	A-506	56.200	1,236,400.00
85	A-507	59.500	1,309,000.00
86	A-508	58.200	1,280,400.00
87	A-509	65.000	1,430,000.00
88	A-510	61.000	1,342,000.00
89	A-511	67.800	1,491,600.00
90	A-512	60.900	1,339,800.00
91	A-513	60.400	1,328,800.00
92	A-514	62.300	1,370,600.00
93	A-515	67.800	1,491,600.00
94	A-516	67.800	1,491,600.00
95	A-517	62.300	1,370,600.00
96	A-518	60.400	1,328,800.00
97	A-519	62.300	1,370,600.00
98	A-520	67.800	1,491,600.00

