GARIMA GUPTA & ASSOCIATES
Chartered Accountants
35,Gadgebaba Society,
Mankapur, Nagpur – 440030

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FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE(On Letter Head)

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

Cost of Real Estate Project MahaRERA Registration Number **New Registration ,**

Sr. No.		Particulars	Amount (Rs.) Estimated.	Incurred
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	26000000	26000000
	b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	14496704	14496704
	c.	Acquisition cost of TDR (if any)	5333640	5333640
	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; and	4162440	4162440
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
	g.	Under Rehabilitation scheme:		
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0

	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
	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 accommodation or rent in lieu of Transit Accommodation, overhead cost,	0	0
	(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.	0	0
		Sub-Total of LAND COST	**49992784**	**49992784**
ii. Development Cost/ Cost of Construction :				
	a.	(i) Estimated Cost of Construction as certified by Engineer	130000000	55500000
		(ii)Actual Cost of construction incurred as per the books of accounts as verified by CA	-	57804758
		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 (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	15000000	8468842
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	113036	75036

c.	Principal sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; ***(This includes Interest payable on Capital of Partners used for Construction)***	10000000	7122858
	Sub-Total of Development Cost	**155113036**	**71166736**

2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**205105820**
3.	**Total Cost Incurred of the Real Estate Project[1(i) + 1(ii)] of Incurred Column**	**121159520**
4.	**% completion of Construction Work (as per Project Architect's Certificate)**	**65 %**
5.	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	**59 %**
6.	**Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	**121012434**
7.	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	
8.	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	

Note :- As the Firm is yet to open a separate Bank A/c, reporting under Clause 7 & 8 is not being done.

This certificate is issued for RERA compliance for the Firm (M/s Unnati Homes Infracon- Platinum Green) and is based on the records and documents produced before me and explanations provided to me by the partners of the Firm.

For Garima Gupta & Associates
Chartered Accountants
(FRN:139560W)

Garima

CA Garima Gupta
Proprietor
M No 149932

Garima Gupta & Associates NAGPUR Chartered Accountants

23/7/2017

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(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

M/s Unnati Homes Infracon (Platinum Greens)

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) — **83946300**

2. Balance amount of receivables from sold apartments **8000347** as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)

3. (i) Balance Unsold area — **3260.49 Sq. Mtr.** (to be certified 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) as per Annexure A to this certificate — **178618000**

4. Estimated receivables of ongoing project. Sum of 2 + 3(ii) — **186618347**

5. Amount to be deposited in Designated Account – 70% or 100% — **130632843**

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 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.

For Garima Gupta & Associates
Chartered Accountants
(FRN:139560W)

Garima

CA Garima Gupta
Proprietor
M No 149932

Garima Gupta & Associates NAGPUR Chartered Accountants

23/07/2017

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	B 301	66.59	2825000	2066601	758399
2	A 505	64.89	3000000	2606070	393930
3	B 401	66.59	2800000	2544000	256000
4	B 302	65.09	2725000	2725000	0
5	A 102	85.15	3851000	3851000	0
6	B 503	65.18	3100000	3056342	43658
7	A 307	87.43	3970200	3633212	336987
8	A 405	65.11	3000000	2686581	313419
9	B 203	65.18	3230000	2666753	563247
10	A 607	174.86	8750000	8750000	0
11	A 001	90.04	4450000	4450000	0
12	A 206	77.38	3793000	3793000	0
13	A 603	74.37	3825732	3263338	562394
14	B 501	66.59	3311000	2347465	963535
15	B201	66.59	3157800	2687784	470016
16	A302	84.12	4191500	3410372	781128

17	A507	87.43	4468800	3802100	666700
18	A108	83.8	4190000	4190000	0
19	A501	84.15	4439470	4090774	348696
20	A508	84.15	4439470	4127820	311650
21	A406	77.38	3911800	3485566	426234
22	A403	74.37	3850000	3045646	804354
	TOTAL		**85279772**	**77279424**	**8000347**

(Unsold Inventory Valuation) Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs 54,000 per sm.

SR. NO.	APARTMENT NO.	CARPET AREA SQ.M	UNIT CONSIDERATION AS PER READY RECKONER RATE (ASR)
1	A-002	96.286	52,00,000
2	A-101	84.634	45,71,000
3	A-103	76.865	41,51,000
4	A-104	66.884	36,12,000
5	A-105	66.884	36,12,000
6	A-106	78.058	42,16,000

7	B-101	67.284	36,34,000
8	B-102	65.093	35,16,000
9	B-103	64.975	35,09,000
10	A-201	83.511	45,10,000
11	A-202	83.663	45,18,000
12	A-203	74.373	40,17,000
13	A-204	65.119	35,17,000
14	A-205	65.119	35,17,000
15	A-207	86.977	46,97,000
16	A-208	83.494	45,09,000
17	B-202	65.584	35,42,000
18	A-301	84.155	45,45,000
19	A-303	74.265	40,11,000
20	A-304	64.894	35,05,000

21	A-305	64.894	35,05,000
22	A-306	77.141	41,66,000
23	A-308	84.155	45,45,000
24	B-303	64.975	35,09,000
25	A-401	83.511	45,10,000
26	A-402	83.663	45,18,000
27	A-404	65.119	35,17,000
28	A-407	86.977	46,97,000
29	A-408	83.494	45,09,000
30	B-402	65.584	35,42,000
31	B-403	65.185	35,20,000
32	A-502	84.123	47,70,000
33	A-503	74.265	42,11,000
34	A-504	64.894	36,80,000

35	A-506	77.141	43,74,000
36	B-502	65.093	36,91,000
37	A-601	83.511	47,36,000
38	A-602	83.663	47,44,000
39	A-604	65.119	36,93,000
40	A-605	65.119	36,93,000
41	A-606	77.383	43,88,000
42	B-601	66.595	37,76,000
43	B-602	65.584	37,19,000
44	B-603	65.185	36,96,000
	TOTAL	**3260.49**	**178618000**