

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 Maha RERA Registration Number -NIL

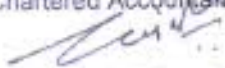
Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1.	i. Land Cost :		
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	57,50,000.00	57,50,000.00
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	7,66,000.00	7,66,000.00
	c. Acquisition cost of TDR (if any)	0	0
	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	3,20,000.00	3,20,000.00
	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	68,36,000.00	68,36,000.00
		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)	1,50,00,000.00	35,96,858.00
		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	16,00,000.00	4,59,685.00

This certificate is being issued for RERA compliance for the Company M/s. Infiniti Infraventures and is based on the records and documents produced before me and explanations provided to me by the management of the Company

Yours Faithfully

For, Manish N Jain & Co
Chartered Accountant


Manish Jain (Partner)

Membership Number 118548



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	1,35,43,457 00
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)	0.00
3.	(i) Balance Unsold area (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	440.025 1,33,59,159
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	1,33,59,159
5.	Amount to be deposited in Designated Account – 70% or 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 of the balance receivables of ongoing project will be deposited in designated Account	 0.00

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

For, Manish N Jain & Co
Chartered Accountant




Manish Jain (Partner)

Membership Number 118548

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

As on 26/07/2016

Sold Inventory

Sr No.	Flat No.	Carpet Area (Sq Mtr)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
	NIL				

(Unsold Inventory Valuation)

**Ready Recknor Rate as on the date of Certificate
of the Residential premises Rs.30,360.00 per Sq. Mtr**

Sr No.	Flat No.	Carpet Area (Sq Mtr)	Unit Consideration as per Read Reckoned Rate (ASR)
1	101	47.28	14 35 420.80
2	102	34.559	10 49 211.24
3	103	34.559	10 49 211.24
4	201	47.28	14 35 420.80
5	202	34.559	10 49 211.24
6	203	34.559	10 49 211.24
7	301	47.28	14 35 420.80
8	302	34.559	10 49 211.24
9	303	34.559	10 49 211.24
10	401	47.28	14 35 420.80
11	402	43.551	13 22 208.36
	Total :	440.025	1 33 59 159