



RAHUL DULANI & CO.

CHARTERED ACCOUNTANTS

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project of Shree Laxmi Milestone (as on 30.06.2017) MahaRERA Registration

Number _____

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	30240000.00	30240000.00
	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	5086286.00	5014941.00
	c.	Acquisition cost of TDR (if any)	1076400.00	1076400.00
	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	2218600.00	2930580.00
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
	g.	Under Rehabilitation scheme:	NA	NA
		(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	NA	NA
		Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		

Reg. Office : Hemu Kalani Chowk, Sindhi Colony, Gondia - 441601.
E-Mail Id - carahuldulani@gmail.com , Mob. - 9970796534





RAHUL DULANI & CO. CHARTERED ACCOUNTANTS

	(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,	NA	NA
	(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.	NA	NA
	Sub-Total of LAND COST	38621286.00	39261921.00
	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) (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.	15098442.00 100000.00	4083386.00 470800.00
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	0.00	0.00
c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	2000000.00	2323601.00

Reg. Office : Hemu Kalani Chowk, Sindhi Colony, Gondia - 441601.
E-Mail Id - carahuldulani@gmail.com , Mob. - 9970796534





RAHUL DULANI & CO. CHARTERED ACCOUNTANTS

	Sub-Total of Development Cost	17198442.00	6877787.00
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	55819728.00	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	48139708.00	
4.	% completion of Construction Work (as per Project Architect's Certificate)	19.00%	
5.	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	82.66%	
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	46140587.00 3248001.00	
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	42892586.00	

This certificate is being issued for RERA compliance for the Company **Shree Laxmi Venture Private Limited** 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 Rahul Dulani & Co.
Chartered Accountants
Firm Reg. No. – 144326W



Rahul Dulani
CA. Rahulkumar Dulani
(Proprietor)
Mem. No. 172550

Place : Nagpur
Date: 15.07.2017



RAHUL DULANI & CO. CHARTERED ACCOUNTANTS

(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)	57911903.00
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)	29381999.00
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	2814.19 74230700.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	103612699.00
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	(29381999*70%) 20567399.00

This certificate is being issued for RERA compliance for the Company **Shree Laxmi Venture Private Limited** 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 Rahul Dulani & Co.
Chartered Accountants
Firm Reg. No. – 144326W



CA. Rahulkumar Dulani
(Proprietor)
Mem. No. 172550

Place : Nagpur
Date : 15.07.2017

Reg. Office : Hemu Kalani Chowk, Sindhi Colony, Gondia - 441601.
E-Mail Id - carahuldulani@gmail.com , Mob. - 9970796534

Annexure A

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

Sold Inventory

Sr. No.	Flat / Shop No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	WING - A201	67.915	4150000.00	211000.00	3939000.00
2	WING - B205	49.975	2800000.00	240000.00	2560000.00
3	WING - B207	54.998	3000000.00	51000.00	2949000.00
4	WING - B306	53.681	3350000.00	121000.00	3229000.00
5	G-2	14.332	2050000.00	100000.00	1950000.00
6	G-3	9.690	1000000.00	200000.00	800000.00
7	G-4	19.653	1700000.00	1000000.00	700000.00
8	G-11	14.416	1000000.00	21000.00	979000.00
9	G-12	21.062	2000000.00	100001.00	1899999.00
10	G-13	14.889	1200000.00	101000.00	1099000.00
11	G-14	19.360	1500000.00	20000.00	1480000.00
12	G-15	15.601	1500000.00	366000.00	1134000.00
13	F-6	14.665	1300000.00	60000.00	1240000.00
14	F-9	15.324	780000.00	44000.00	736000.00
15	F-11	16.258	1000000.00	11000.00	989000.00
16	F-12	10.858	1000000.00	210000.00	790000.00
17	F-13	14.118	900000.00	11000.00	889000.00
18	F-14	11.536	800000.00	160000.00	640000.00
19	F-15	9.108	600000.00	200000.00	400000.00
20	F-16	11.424	1000000.00	21000.00	979000.00
	Total	458.863	32630000.00	3248001.00	29381999.00



(Unsold Inventory Valuation)

**Ready Recknor Rate as on the date of Certificate
of the Residential /commercial premises Rs 25200/40700/32200 per sm.**

Sr. No.	Flat /Shop No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
1	G-1	14.332	583400.00
2	G-5	25.193	1025400.00
3	G-6	16.302	663500.00
4	G-7	14.512	590700.00
5	G-8	17.068	694700.00
6	G-9	17.071	694800.00
7	G-10	15.163	617200.00
8	G-16	21.653	881300.00
9	F-1	27.851	890400.00
10	F-2	16.228	522600.00
11	F-3	21.495	692200.00
12	F-4	17.842	574600.00
13	F-5	16.475	530500.00
14	F-7	17.249	555500.00
15	F-8	17.251	555500.00
16	F-10	14.542	468300.00
17	F-17	11.21	361000.00
18	WING - A101	67.915	1711500.00
19	WING - A102	52.631	1326400.00
20	WING - A202	52.631	1326400.00
21	WING - A203	67.128	1691700.00
22	WING - A204	68.764	1732900.00
23	WING - A301	67.915	1711500.00
24	WING - A302	52.631	1326400.00
25	WING - A303	67.128	1691700.00
26	WING - A304	68.764	1732900.00
27	WING - A401	67.915	1711500.00
28	WING - A402	52.631	1326400.00
29	WING - A403	67.128	1691700.00
30	WING - A404	68.764	1732900.00
31	WING - B101	50.345	1268700.00
32	WING - B102	50.151	1263900.00
33	WING - B103	50.221	1265800.00
34	WING - B104	50.441	1271200.00



Sr. No.	Flat /Shop No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
35	WING - B201	50.345	1268700.00
36	WING - B202	50.151	1263900.00
37	WING - B203	50.221	1265600.00
38	WING - B204	50.441	1271200.00
39	WING - B206	53.681	1352800.00
40	WING - B208	52.314	1318400.00
41	WING - B301	50.345	1268700.00
42	WING - B302	50.151	1263900.00
43	WING - B303	50.221	1265600.00
44	WING - B304	50.441	1271200.00
45	WING - B305	49.975	1259400.00
46	WING - B307	54.998	1386000.00
47	WING - B308	52.314	1318400.00
48	WING - B401	50.345	1268700.00
49	WING - B402	50.151	1263900.00
50	WING - B403	50.221	1265600.00
51	WING - B404	50.441	1271200.00
52	WING - B405	49.975	1259400.00
53	WING - B406	53.681	1352800.00
54	WING - B407	54.998	1386000.00
55	WING - B408	52.314	1318400.00
56	WING - B501	50.345	1268700.00
57	WING - B502	50.151	1263900.00
58	WING - B503	50.221	1265600.00
59	WING - B504	50.441	1271200.00
60	WING - B505	49.975	1259400.00
61	WING - B506	53.681	1352800.00
62	WING - B507	54.998	1386000.00
63	WING - B508	52.314	1318400.00
Total		2814.19	74230700.00

