



RENU ANAND KEWALRAMANI
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)	29826483.00
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)	18408000.00
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	2260.64 59966500.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	78374500.00
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	(18408000*70%) 12885600.00

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.

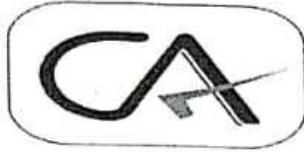
Yours Faithfully

For Renu Anand Kewalramani
Chartered Accountants

CA. Renu Kewalramani
Mem. No. 140678

Place : Nagpur

Date : 17/08/2018



RENU ANAND KEWALRAMANI
CHARTERED ACCOUNTANTS

ANNEXURE A

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) (Rounded off)
32	FLAT-102	50.151	1263800.00
33	FLAT-103	50.221	1265600.00
34	FLAT-202	50.151	1263800.00
35	FLAT-203	50.221	1265600.00
36	FLAT-204	50.441	1271100.00
37	FLAT-301	50.345	1268700.00
38	FLAT-302	50.151	1263800.00
39	FLAT-303	50.221	1265600.00
40	FLAT-307	54.998	1385900.00
41	FLAT-308	52.314	1318300.00
42	FLAT-401	50.345	1268700.00
43	FLAT-402	50.151	1263800.00
44	FLAT-403	50.221	1265600.00
45	FLAT-407	54.998	1385900.00
46	FLAT-408	52.314	1318300.00
47	FLAT-501	50.345	1268700.00
48	FLAT-502	50.151	1263800.00
49	FLAT-503	50.221	1265600.00
50	FLAT-504	50.441	1271100.00
51	FLAT-505	49.975	1259400.00
52	FLAT-506	53.681	1352800.00
53	FLAT-508	52.314	1318300.00
	TOTAL	2260.64	59966500.00

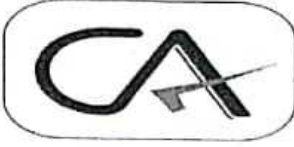
Yours Faithfully

For Renu Anand Kewalramani
Chartered Accountants


CA. Renu Kewalramani
Mem. No. 140678

Place : Nagpur

Date : 17/08/2018



RENU ANAND KEWALRAMANI
CHARTERED ACCOUNTANTS

ANNEXURE A

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) (Rounded off)
1	SHOP-G5	25.193	1025400.00
2	SHOP-G6	16.302	663500.00
3	SHOP-G7	14.512	590600.00
4	SHOP-G8	17.068	694700.00
5	SHOP-G9	17.071	694800.00
6	SHOP-G10	15.163	617100.00
7	SHOP-G11	14.416	586700.00
8	SHOP-G15	15.601	635000.00
9	OFFICE/CHAMBER-F-02	16.228	522500.00
10	OFFICE/CHAMBER-F-03	21.495	692100.00
11	OFFICE/CHAMBER-F-04	17.842	574500.00
12	OFFICE/CHAMBER-F-11	16.258	523500.00
13	OFFICE/CHAMBER-F-12	10.858	349600.00
14	OFFICE/CHAMBER-F-13	14.118	454600.00
15	OFFICE/CHAMBER-F-14	11.536	371500.00
16	OFFICE/CHAMBER-F-15	9.108	293300.00
17	OFFICE/CHAMBER-F-17	11.21	361000.00
18	FLAT-101 (3BHK)	67.915	1711500.00
19	FLAT-102 (2BHK)	52.631	1326300.00
20	FLAT-202 (2BHK)	52.631	1326300.00
21	FLAT-203 (3BHK)	67.128	1691600.00
22	FLAT-204 (3BHK)	68.764	1732900.00
23	FLAT-301 (3BHK)	67.915	1711500.00
24	FLAT-302 (2BHK)	52.631	1326300.00
25	FLAT-303 (3BHK)	67.128	1691600.00
26	FLAT-304 (3BHK)	68.764	1732900.00
27	FLAT-401 (3BHK)	67.915	1711500.00
28	FLAT-402 (2BHK)	52.631	1326300.00
29	FLAT-403 (3BHK)	67.128	1691600.00
30	FLAT-404 (3BHK)	68.764	1732900.00
31	FLAT-101	50.345	1268700.00

Handwritten signature: Anand



RENU ANAND KEWALRAMANI
CHARTERED ACCOUNTANTS

	Sub-Total of Development Cost	31529442.00	39479260.00
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	70150728.00	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	80279634.00	
4.	% completion of Construction Work (as per Project Architect's Certificate)	70.00%	
5.	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	114.44%	
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	80280493.00 44420536.00	
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	35859957.00	

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 Renu Anand Kewalramani
Chartered Accountants


CA. Renu Kewalramani
Mem. No. 140678

Place : Nagpur
Date: 17/08/2018



Reg. Office : Plot No. 1294-A Deshpande Lay Out, Wardhman Nagar, Nagpur - 440008.
E-Mail Id - carenukewalramani@gmail.com , Mob. - 9552092360

Данам



RENU ANAND KEWALRAMANI
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 31.03.2018) MahaRERA

Registration Number P50500000800

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	6550394.00
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	2933580.00
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: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
	(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)	NA	NA

Reg. Office : Plot No. 1294-A Deshpande Lay Out, Wardhman Nagar, Nagpur - 440008.
E-Mail Id - carenukewalramani@gmail.com , Mob. - 9552092360

Renu