ADHISH AGARWAL & COMPANY
Chartered Accountants

FORM – 3

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project of Pushkar Homes Private Limited's Orchid Green Phase-1 (Registration Number N/

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	9571343	9571343
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	3575479	3575479
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.	287296	287296
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	NIL	NIL
	(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
	(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	**13434118**	**13434118**

ADHISH AGARWAL * NAGPUR * CHARTERED ACCOUNTANT

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(ii)	DEVELOPMENT COST / COST OF CONSTRUCTION		
a.	(i) Estimated cost of Construction as Certified by Engineer	107158400	94005400
	(ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA	NA	98971219
	Note: for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered	NA	94005400
	(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.	27307513	23710764
b.	Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority	0	0
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	34161392	33822364
Sub – Total of DEVELOPMENT COST		**168627305**	**151538528**
TOTAL COST OF THE REAL ESTATE PROJECT		**182061423**	**164972646**
2.	**Total Estimated Cost of the Real Estate Project (of Estimated Column)**	**182061423**	
3.	**Total Cost Incurred of the Real Estate Project (of Incurred Column)**	**164972646**	
4.	**%** Completion of Construction Work (as per Project Architect's Certificate)	**88.04%**	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	**90.61%**	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5)	**164972646**	
7.	Less: Amount withdrawn till date as per certificate A & as per books of account	**124740293**	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	**40232353**	

Note: This Certificate is being issued for RERA compliance for the Company Pushkar Homes Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company

Yours Faithfully

ADHISH AGARWAL NAGPUR CHARTERED ACCOUNTANT

Signature of the Chartered Accountant
(Membership Number 146511)
CA Adhish Agarwal

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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)	17088777
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)	10844496.07
3	(i) Balance Unsold Area (to be certified by management and to be verified by CA from the records and books of accounts	609.72
	(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	13596644.50
4	Estimated receivables on ongoing project (sum of 2 + 3 (ii))	24441140.57
5	Amount to be deposited in Designated Account 70 % or 100%	70%
	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 Pushkar Homes Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

ADHISH AGARWAL NAGPUR CHARTERED ACCOUNTANT

Signature of Chartered Accountant
(Membership Number: 146511)
Name Adhish Agarwal

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ANNEXURE A

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

SOLD INVENTORY

Sr. No.	Building Name	Flat No.	Carpet Area (in Sq. Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	Orchid Studio	001	19.284	538,612	538612	0
2	Orchid Studio	002	19.284			0
3	Orchid Studio	003	19.284	561,435	561435	0
4	Orchid Studio	004	19.284	561,438	561438	0
5	Orchid Studio	101	19.976	604,675	577975	26700
6	Orchid Studio	102	19.976	499,000	499000	0
7	Orchid Studio	103	19.976	512,115	512115	0
8	Orchid Studio	104	19.976	761,000	761000	0
9	Orchid Studio	201	19.976			0
10	Orchid Studio	202	19.976	499,000	499000	0
11	Orchid Studio	203	19.976	649,800	649800	0
12	Orchid Studio	204	19.976	572,212	505553	66659
13	Morning Dew	101	31.677	1,200,000	1144570	55430
14	Morning Dew	102	31.677	872,971	834412	38559
15	Morning Dew	103	31.677	923,000	923000	0
16	Morning Dew	104	31.677	954,777	954777	0
17	Morning Dew	201	31.677	634,133	634133	0
18	Morning Dew	202	31.677	1,350,000	1347419	2581
19	Morning Dew	203	31.677	1,275,000	1200079	74921
20	Morning Dew	204	31.677	1,017,162	833146	184016
21	Morning Dew	301	31.677	782,432	199206	583226
22	Morning Dew	302	31.677	899,550	862285	37265
23	Morning Dew	303	31.677	913,000	884149	28851
24	Morning Dew	304	31.677	1,274,000	1274000	0
25	Morning Dew	401	31.677	1,071,150	976000	95150
26	Morning Dew	402	31.677	1,273,800	1048278	225522
27	Morning Dew	403	31.677	884,133	884133	0
28	Morning Dew	404	31.677	1,300,000	1185000	115000
29	Morning Mist	101	31.677	873,132	873132	0
30	Morning Mist	102	31.677	1,240,000	1240000	0
31	Morning Mist	103	31.677	1,251,000	1251000	0
32	Morning Mist	104	31.677	951,297	951297	0
33	Morning Mist	201	31.677	780,678	525123	255555
34	Morning Mist	202	31.677	761,000	761000	0
35	Morning Mist	203	31.677	1,100,000	873645	226355
36	Morning Mist	204	31.677	1,273,800	1273800	0
37	Morning Mist	301	31.677	832,023	763858	68165
38	Morning Mist	302	31.677	1,273,800	1273800	0
39	Morning Mist	303	31.677	935,000	901058	33942

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40	Morning Mist	304	31.677	728,000	109981	618019
41	Morning Mist	401	31.677	855,183	831048	24135
42	Morning Mist	402	31.677	866,265	842166	24099
43	Morning Mist	403	31.677	951,297	893555	57742
44	Morning Mist	404	31.677	1,275,900	1275900	0
45	Row House	R-1	116.336	4,100,000	2543374	1556626
46	Row House	R-2	116.336	2,800,000	2300000	500000
47	Row House	R-3	116.336			0
48	Row House	R-4	116.336			0
49	Row House	R-5	116.336			0
50	Row House	R-6	116.336			0
51	Row House	R-7	116.336	2,617,560	2617560	0
52	Row House	R-8	116.336	4,000,000	3800000	200000
53	Silver Creast	001	44.125	1,814,000	1814000	0
54	Silver Creast	002	44.125	1,531,016	1454465	76551
55	Silver Creast	003	44.125	1,273,120	1153119	120001
56	Silver Creast	004	44.125	1,700,000	1700000	0
57	Silver Creast	101	45.812	1,366,652	1366652	0
58	Silver Creast	102	45.812	1,366,652	1366652	0
59	Silver Creast	103	45.812	1,310,616	1223493	87123
60	Silver Creast	104	45.812	1,310,616	1223493	87123
61	Silver Creast	201	45.812	1,459,000	1459000	0
62	Silver Creast	202	45.812	1,459,000	1459000	0
63	Silver Creast	203	45.812	1,403,000	1403000	0
64	Silver Creast	204	45.812	1,365,000	1365000	0
65	Silver Shine	001	44.125	1,310,616	1310616	0
66	Silver Shine	002	44.125	1,356,832	1356832	0
67	Silver Shine	003	44.125	1,700,000	1700000	0
68	Silver Shine	004	44.125	1,339,349	1339349	0
69	Silver Shine	101	45.812	1,310,616	1226396	84220
70	Silver Shine	102	45.812	1,343,804	1276614	67190
71	Silver Shine	103	45.812	1,694,050	1694050	0
72	Silver Shine	104	45.812	1,694,050	1694050	0
73	Silver Shine	201	45.812	1,500,000	1376940	123060
74	Silver Shine	202	45.812	1,500,000	1500000	0
75	Silver Shine	203	45.812	1,541,900	1541900	0
76	Silver Shine	204	45.812	1,650,000	1650000	0
77	Prime Rose	101	53.192	1,691,500	1335962	355538
78	Prime Rose	102	53.192	1,850,000	368213	1481787
79	Prime Rose	103	53.192	2,300,000	1622700	677300
80	Prime Rose	104	53.192			0
81	Prime Rose	201	53.192	2,039,750	2039750	0
82	Prime Rose	202	53.192	1,890,500	1796179	94321
83	Prime Rose	203	53.192	2,064,625	1961394	103231
84	Prime Rose	204	53.192	2,039,750	2039750	0
85	Prime Rose	301	51.919	1,667,700	1521280	146420
86	Prime Rose	302	51.919	2,303,040	2303040	0
87	Prime Rose	303	51.919	1,590,250	1510737	79513
88	Prime Rose	304	51.919	1,796,320	1756504	39816
89	Prime Rose	401	51.919	2,200,000	2090000	110000

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90	Prime Rose	402	51.919	1,576,389	1515814	60575
91	Prime Rose	403	51.919	1,576,389	1531290	45099
92	Prime Rose	404	51.919	1,645,500	1563225	82275
93	Prime Rose	501	53.192	1,639,760	1307446	332314
94	Prime Rose	502	53.192	1,825,000	1723107	101893
95	Prime Rose	503	53.192	1,581,000	1059242	521758
96	Prime Rose	504	53.192	2,398,000	2381000	17000
97	Prime Rose	601	51.919	2,288,989	2281400	7589
98	Prime Rose	602	51.919	1,566,330	1457419	108911
99	Prime Rose	603	51.919	1,576,389	1451790	124599
100	Prime Rose	604	51.919	1,576,389	1078112	498277
101	Prime Rose	701	51.919			0
102	Prime Rose	702	51.919	1,700,000	1700000	0
103	Prime Rose	703	51.919	1,700,000	1700000	0
104	Prime Rose	704	51.919	2,351,000	2238506	112494
	Total			**135,584,789**	**124,740,293**	**10,844,496**

UNSOLD INVENTORY VALUATION

Ready Recknor Rate as on the date of Certificate
Of the Residential / Commercial premises Rs. 22300 per Sq. mtrs.

Sr. No.	Flat No.	Carper Area (in Sq. mtr.)	Unit Considerati on as per Ready
1	002	19.284	430,033
2	201	19.976	445,465
3	R-3	116.336	2,594,293
4	R-4	116.336	2,594,293
5	R-5	116.336	2,594,293
6	R-6	116.336	2,594,293
7	104	53.192	1,186,182
8	701	51.919	1,157,794
	Total	**609.715**	**13,596,645**



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