

**ANKIT TALREJA & ASSOCIATES**

CHARTERED ACCOUNTANTS

C-402, Shiv Height, Beltarodi Road, Nagpur

Mob. No. 8421633517, Email : caankittalreja@gmail.com

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number(P50500005510)

Project (Prathamesh Palms)

Sr. No.	Particulars	Amount	
		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.	12,300,000	12,300,000
	b) Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, development demand and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	2,154,772	2,154,772
	c) Acquisition cost of TDR (if any)		-
	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	830,060	830,060
	e) Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	f) Under Rehabilitation Scheme :	-	-
	(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.	-	-
	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,	-	-
	(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.	-	-
	Sub-Total of LAND COST	15,284,832	15,284,832

Authtic

**ANKIT TALREJA & ASSOCIATES**

CHARTERED ACCOUNTANTS

C-402, Shiv Height, Beltarodi Road, Nagpur

Mob. No. 8421633517, Email : caankittalreja@gmail.com

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.	20,158,956	5,135,903
	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.	5,500,000	235,000
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	250,000	-
	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 ;	-	-
	Sub-Total of DEVELOPMENT COST	25,908,956	5,370,903
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	41,193,788	20,655,735
3	% completion of Construction Work % (as per Project Architect's Certificate)	NA	

Ankit

**ANKIT TALREJA & ASSOCIATES**

CHARTERED ACCOUNTANTS

C-402, Shiv Height, Beltarodi Road, Nagpur

Mob. No. 8421633517, Email : caankittalreja@gmail.com

4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	50.14
5	Amount Which can be withdrawn from the Designated Account.	20,655,735
	Total Estimated Cost * Proportion of cost Incurred (Sr. number 2 * Sr. number 5)	
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	20,655,735

This certificate is being issued for RERA compliance for the **M/s Prathamesh Shelters** 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 **ANKIT TALREJA & ASSOCIATES**
MRN - 177608
FRN-144732W

CA. Ankit Talreja
Nagpur
30th Oct 2017

**ANKIT TALREJA & ASSOCIATES**

CHARTERED ACCOUNTANTS

C-402, Shiv Height, Beltarodi Road, Nagpur

Mob. No. 8421633517, Email : caankittalreja@gmail.com

(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)	20,538,053
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	756.08
	(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	22,909,224
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	22,909,224
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	16,036,457

This certificate is being issued for RERA compliance for the M/s Prathmesh Shelters 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 ANKIT TALREJA & ASSOCIATES
MRN - 177608
FRN-144732W

Date:-30/10/2017
Place:-Nagpur

CA. Ankit Talreja
Nagpur
30th Oct 2017



ANKIT TALREJA & ASSOCIATES

CHARTERED ACCOUNTANTS

C-402, Shiv Height, Beltarodi Road, Nagpur

Mob. No. 8421633517, Email : caankittalreja@gmail.com

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Project (Prathamesh Palms)
Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(3)	(4)	(5)	(6)	(7)
			NA		
TOTAL		-	-	-	-

Ankit

**ANKIT TALREJA & ASSOCIATES**

CHARTERED ACCOUNTANTS

C-402, Shiv Height, Beltarodi Road, Nagpur

Mob. No. 8421633517, Email : caankittalreja@gmail.com

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Residential premises Rs 76956 per

sm. at Carpet Area *(Cost at carpet Area = 1.2 of Cost at Built up area (i.e. Rs 64130 per sm.)

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	101	47.56	1,441,068
2	102	50.03	1,515,909
3	103	45.77	1,386,831
4	104	45.66	1,383,498
5	201	47.56	1,441,068
6	202	50.03	1,515,909
7	203	45.77	1,386,831
8	204	45.66	1,383,498
9	301	47.56	1,441,068
10	302	50.03	1,515,909
11	303	45.77	1,386,831
12	304	45.66	1,383,498
13	401	47.56	1,441,068
14	402	50.03	1,515,909
15	403	45.77	1,386,831
16	404	45.66	1,383,498
Total		756.08	22,909,224

Ankit