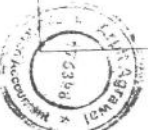


ARPIT AGRAWAL
CHARTERED ACCOUNTANTS
263 FLAT NO 102, CHAITANYA APPT,
DHARAMPETH EXT. SHIVAJI NAGAR
NAGPUR-460010 (Mob. 9699367255)

FORM-3 [see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project Maharashtra 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	20,00,000.00	20,00,000.00
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	25,00,000.00	25,00,000.00
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	24,300.00	24,300.00
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
f	Under Rehabilitation scheme:		
g	(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 i: 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



[illegible]

(iv) Costs of ASR linked premium, fees, charges and service deposits or maintenance deposit, or any amount whatsoever payable to any authority (towards and in respect of) (valuation).

Sub-Total of LAND COST

45,24,300.00

45,24,300.00

ii. Development Cost/ Cost of Construction

(ii) Estimated Cost of Construction

5,00,00,000.00

1,80,08,200 00

the books of accounts as verified by the CA

Note 4 for adding to total cost of construction incurred. Minimum of (i) or (ii) is to be considered)

and off-site expenditure for development of

60,000.00

12,84,300.00

proper handling costs of construction as follows: (i) (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of facilities and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the installation of the entire phase of the project (except

payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory authority

20,00,000.00

0

capital sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders for construction funding or money borrowed for construction;

0

0

Total of Development Cost

5,80,00,000.00

1.92.92.500

ii) of Estimated Column

6,25,24,300

Cost Incurred of the Real Estate Project

2,38,16,80

00

ation of Construction Work

40%

8.

Project Architect's Certificate)

1



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5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	38.092%
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	2,38,16,800.00 2,08,07,875.00
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	30,08,925.00

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

Yours Faithfully


ARPIT AGRAWAL
Chartered Accountant
Membership Number 175398



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 CHARTERED ACCOUNTANTS
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 NAGPUR-440010 (Mob. 9699367255)

(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)	3,87,77,192.50
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)	1,45,17,526.50
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	57% 32
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	3,52,59,670.50
5	Amount to be deposited in Designated Account - 70% or 100% IF A is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account IF A is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	100 %

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

Yours Faithfully

 ARPIT AGRAWAL
 Chartered Accountant
 Membership Number 1753398



18771 16.00 11
 20.1.11 16.00 11 11 11 11
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 18771 16.00 11 11 11 11 11

Answer A

Statement for calculation of Receivables from the tables of the following Total Balance Sheet
 As on 31.03.2017

Receivables

Sl No	Part No	Particulars (Rs in Lakhs)	Receivables from the Tables	Receivables from the Tables
1	101	101	10,51,000	10,51,000
2	104	104	10,51,000	10,51,000
3	105	105	10,51,000	10,51,000
4	106	106	10,51,000	10,51,000
5	107	107	10,51,000	10,51,000
6	205	205	10,51,000	10,51,000
7	207	207	10,51,000	10,51,000
8	208	208	10,51,000	10,51,000
9	301	301	10,51,000	10,51,000
10	303	303	10,51,000	10,51,000
11	306	306	10,51,000	10,51,000
12	401	401	10,51,000	10,51,000
13	402	402	10,51,000	10,51,000
14	403	403	10,51,000	10,51,000
15	405	405	10,51,000	10,51,000
16	406	406	10,51,000	10,51,000
17	407	407	10,51,000	10,51,000
18	408	408	10,51,000	10,51,000
Total Rs.			2,08,07,875	148,17,625



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(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential /commercial premises Rs 30,360.00 per sqm.

Sr No	Flat No	Carpet Area (Sq Mtr)	Unit Consideration as per Read Recknor Rate (RS/sq)
1	102	48.523	14 73 158 28
2	103	48.523	14 73 158 28
3	108	48.523	14 73 158 28
4	201	50.129	15 21 916 44
5	202	48.523	14 73 158 28
6	203	48.523	14 73 158 28
7	204	50.129	15 21 916 44
8	206	50.129	15 21 916 44
9	302	48.523	14 73 158 28
10	304	50.129	15 21 916 44
11	305	48.523	14 73 158 28
12	307	50.129	15 21 916 44
13	308	48.523	14 73 158 28
14	404	37.49	11 38 196 40
	Total	676.32	205 33 044.84

