

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

Pushkar Signature (Registration Number NA)

Sr. No.	Particulars	Amt. Estimated	Amt. Incurred
		(In Rs.)	(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	20091629	20091629
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	31877475	6877475
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.	NIL	NIL
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	51969104	26969104



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(ii) DEVELOPMENT COST / COST OF CONSTRUCTION			
a.	(i) Estimated cost of Construction as Certified by Engineer	94196460	23864000
	(ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA	NA	22911353
	Note: for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered	NA	22911353
	(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.	10157774	3000000
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	13500000	8373906
Sub - Total of DEVELOPMENT COST		117854234	34285259
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)		169823338	61254363
2.	Total Estimated Cost of the Real Estate Project (of Estimated Column)	169823338	
3.	Total Cost Incurred of the Real Estate Project (of Incurred Column)	61254363	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	25.00%	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	36.07%	
6.	Amount which can be withdrawn from the Designated Account	61254363	
	Total Estimated Cost * Proportion of Cost incurred (2 * 5)		
7.	Less: Amount withdrawn till date as per certificate A & as per books of account	16229233	
8.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	45025130	

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




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

(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)	108568975
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)	24661691
3	(i) Balance Unsold Area (to be certified by management and to be verified by CA from the records and books of accounts)	2339.95
	(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	99955235
4	Estimated receivables on ongoing project (sum of 2 + 3 (ii))	124616926
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



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



Pushkar Homes Pvt. Ltd. - Signature

ANNEXURE A

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

SOLD INVENTORY

Sr. No.	Flat No.	Carpet Area (in Sq. Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	101	41.56	3470874	1739662	1731212
2	201	41.33	3810000	2318900	1491100
3	204	39.37	2825000	500000	2325000
4	206	65.21	5082750	2973411	2109339
5	207	53.93	4968000	456000	4512000
6	307	53.81	4051000	1000000	3250000
7	401	41.33	4715700	1500000	3215700
8	404	39.37	3915000	2142350	1772650
9	407	53.93	4250000	2038550	2211450
10	501	41.58	3603600	1560360	2043240
	Total		40,691,924	16,229,233	24,661,691

UNSOLD INVENTORY VALUATION

Ready Recknor Rate as on the date of Certificate

Of the Residential / Commercial premises Rs. 32000 per Sq. mtrs.

Sr. No.	Flat No.	Area (in Sq.	Built Up Area	Valuation
1	102	49.67	63.38	2,028,164
2	103	49.00	63.38	2,028,164
3	104	39.70	63.38	2,028,164
4	105	52.61	84.65	2,708,787
5	106	65.33	89.36	2,859,547
6	107	53.81	84.74	2,711,714
7	202	49.69	58.32	1,866,264
8	203	49.04	58.32	1,866,264
9	205	52.67	77.89	2,492,556
10	301	41.58	57.54	1,841,164
11	302	49.66	57.54	1,841,164
12	303	49.01	57.54	1,841,164
13	304	39.70	57.54	1,841,164
14	305	52.61	76.84	2,459,033
15	306	65.21	81.12	2,595,892



16	402			
17	403	49.69	58.32	1,866,264
18	405	49.04	58.32	1,866,264
19	406	52.67	77.89	2,492,556
20	502	65.21	82.23	2,631,281
21	503	49.66	57.54	1,841,164
22	504	49.01	57.54	1,841,164
23	505	39.70	57.54	1,841,164
24	506	52.61	76.84	2,459,033
25	507	65.21	81.12	2,595,892
26	601	53.81	76.93	2,461,690
27	602	41.33	58.32	1,866,264
28	603	49.69	58.32	1,866,264
29	604	49.04	58.32	1,866,264
30	605	39.37	58.32	1,866,264
31	606	52.67	77.89	2,492,556
32	607	65.21	82.23	2,631,281
33	701	53.93	77.98	2,495,249
34	702	41.58	57.54	1,841,164
35	703	49.66	57.54	1,841,164
36	704	49.01	57.54	1,841,164
37	705	39.70	57.54	1,841,164
38	706	52.61	76.84	2,459,033
39	707	65.21	81.12	2,595,892
40	801	53.81	76.93	2,461,690
41	802	41.33	58.32	1,866,264
42	803	49.69	58.32	1,866,264
43	804	49.04	58.32	1,866,264
44	805	39.37	58.32	1,866,264
45	806	52.67	77.89	2,492,556
46	807	65.21	82.23	2,631,281
		53.93	77.98	2,495,249
	Total	2339.952	3,124	99,955,235

