

FORM - 3
FOR M/S. OM SHIVAM BUILDCON PVT. LTD.
SHIV ELITE PHASE IV
CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF
MONEY)

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	5,29,88,000.00	5,29,88,000.00
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	N.A.	N.A.
c.	Acquisition of Cost of TDR (if any)	N.A.	N.A.
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.	34,34,420.00	34,34,420.00
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	N.A.	N.A.
f.	Under Rehabilitation Scheme		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	N.A.	N.A.
	(ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA	N.A.	N.A.
	Note: for total cost of construction incurred, Minimum of (i) or (ii) to be considered,	N.A.	N.A.



	(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,	N.A.	N.A.
	(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.	N.A.	N.A.
Sub – Total of LAND COST			5,64,22,420.00	5,64,22,420.00
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION				
a.	(i)	Estimated cost of Construction as Certified by Engineer	32,71,29,394.00	
	(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA		10,67,99,393.00
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 (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	3,81,02,542.00	2,01,02,542.00



	the construction of the building /wings of the project registered.		
b.	Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority	1,84,00,452.00	1,84,00,452.00
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	8,17,21,513.00	1,57,21,513.00
Sub – Total of DEVELOPMENT COST		46,53,53,901.00	16,10,23,900.00
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		52,17,76,321.00	21,74,46,320.00
2.	Total Estimated Cost of the Real Estate Project (of Estimated Column)	52,17,76,321.00	
3.	Total Cost Incurred of the Real Estate Project (of Incurred Column)	21,74,46,320.00	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	32.98%	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	41.67	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5) Less: Amount withdrawn till date of this Certificate as per the Books of Accounts	21,74,24,192.00 14,80,10,767.00	
7.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	6,94,13,425.00	

Note: This Certificate is being issued for RERA compliance for the Company M/s. Om Shivam /Buildcon Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company

Ravindra Lashkare
Yours Faithfully

Signature of the Chartered Accountant
(Membership Number 39987)
Ravindra Lashkare

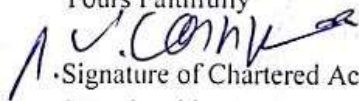


(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	30,43,30,000.00
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)	33,04,56,541.00
3	(i) Balance Unsold Area (to be certified by management and to be verified by CA from the records and books of accounts)	2881.413 Sq Mtr.
	(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	7,20,35,325.00
4	Estimated receivables on ongoing project (sum of 2 + 3 (ii))	40,24,91,866.00
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 deposited in designated Account.		

Note: This certificate is being issued for RERA compliance for the Company M/s. Om Shivam Buildcon 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: 39987)

Ravindra Lashkare



OM SHIVAM BUILDCON P.LTD : NAGPUR						
ANNEXURE A						
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project						
SHIV ELITE PHASE "IV" SOLD INVENTORY						
SR.NO.	Building.	FLAT NO	CARPET AREA (SQ.MT.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	Hibiscus	101	89.54	5089000.00	51000.00	5038000.00
2	Hibiscus	103	89.88	4982300.00	3807321.00	1174979.00
3	Hibiscus	104	66.61	3941000.00	51000.00	3890000.00
4	Hibiscus	105	69.63	3705600.00	51000.00	3654600.00
5	Hibiscus	106	67.80	3654400.00	115100.00	3539300.00
6	Hibiscus	201	89.63	4624000.00	3537360.00	1086640.00
7	Hibiscus	202	89.63	4906200.00	3037301.00	1868899.00
8	Hibiscus	203	89.34	4386700.00	4386700.00	0.00
9	Hibiscus	204	66.51	3666000.00	2808767.00	857233.00
10	Hibiscus	205	69.51	4183200.00	3165968.00	1017232.00
11	Hibiscus	206	67.69	3069200.00	1869308.00	1199892.00
12	Hibiscus	301	89.542	4507400.00	51000.00	4456400.00
13	Hibiscus	302	89.54	4659200.00	3253408.00	1405792.00
14	Hibiscus	303	89.88	4995000.00	3821175.00	1173825.00
15	Hibiscus	305	69.63	3937200.00	2561628.00	1375572.00
16	Hibiscus	306	67.80	3711500.00	51000.00	3660500.00
17	Hibiscus	401	89.63	4624000.00	3770760.00	853240.00
18	Hibiscus	402	89.63	4906200.00	3350938.00	1555262.00
19	Hibiscus	403	89.336	4758400.00	51000.00	4707400.00
20	Hibiscus	404	66.51	3835200.00	2411648.00	1423552.00
21	Hibiscus	405	69.51	3718400.00	3123456.00	594944.00
22	Hibiscus	406	67.69	3641600.00	100000.00	3541600.00
23	Hibiscus	501	89.542	4825000.00	51000.00	4774000.00
24	Hibiscus	502	89.542	4765000.00	195000.00	4570000.00
25	Hibiscus	503	89.878	4720000.00	201000.00	4519000.00
26	Hibiscus	504	66.61	3603200.00	50000.00	3553200.00
27	Hibiscus	505	69.63	3034000.00	1570660.00	1463340.00
28	Hibiscus	506	67.80	3711500.00	3504385.00	207115.00
29	Hibiscus	601	89.63	4660100.00	2516468.00	2143632.00

30	Hibiscus	602	89.629	4545450.00	51000.00	4494450.00
31	Hibiscus	603	89.34	5055800.00	40000.00	5015800.00
32	Hibiscus	604	66.51	3666000.00	51000.00	3615000.00
33	Hibiscus	605	69.51	3318400.00	1544216.00	1774184.00
34	Hibiscus	703	89.88	4905600.00	51000.00	4854600.00
35	Heleniuim	101	67.96	3670400.00	2391396.00	1279004.00
36	Heleniuim	102	67.96	3893000.00	3511070.00	381930.00
37	Heleniuim	103	67.88	3950300.00	2725672.00	1224628.00
38	Heleniuim	104	67.88	3357713.00	50000.00	3307713.00
39	Heleniuim	201	67.84	3785500.00	2114855.00	1670645.00
40	Heleniuim	202	67.84	2209800.00	883300.00	1326500.00
41	Heleniuim	203	67.76	3993500.00	1898000.00	2095500.00
42	Heleniuim	204	67.76	3151000.00	3151000.00	0.00
43	Heleniuim	301	67.96	3727750.00	50000.00	3677750.00
44	Heleniuim	302	67.96	1999800.00	1979000.00	20800.00
45	Heleniuim	303	67.88	3664000.00	50000.00	3614000.00
46	Heleniuim	304	67.88	3778500.00	2757165.00	1021335.00
47	Heleniuim	401	67.84	3718000.00	890125.00	2827875.00
48	Heleniuim	402	67.84	4061200.00	2497638.00	1563562.00
49	Heleniuim	403	67.76	3537100.00	50000.00	3487100.00
50	Heleniuim	502	67.96	3727800.00	3112200.00	615600.00
51	Heleniuim	503	67.88	3721300.00	2896508.00	824792.00
52	Heleniuim	601	67.84	2800000.00	1604600.00	1195400.00
53	Heleniuim	602	67.84	3649400.00	2514500.00	1134900.00
54	Heleniuim	603	67.76	2266000.00	2266000.00	0.00
55	Heleniuim	604	67.76	2800000.00	1604600.00	1195400.00
56	Heleniuim	701	67.961	3842450.00	325000.00	3517450.00
57	Heleniuim	702	67.961	3795000.00	165000.00	3630000.00
58	Heleniuim	703	67.880	3825000.00	101000.00	3724000.00
59	Heleniuim	704	67.880	3685000.00	51000.00	3634000.00
60	Periwinkle	103	66.613	3616000.00	51000.00	3565000.00
61	Periwinkle	106	93.64	4950000.00	51000.00	4899000.00
62	Periwinkle	202	89.444	4696250.00	50000.00	4646250.00
63	Periwinkle	203	66.514	3387000.00	875000.00	2512000.00
64	Periwinkle	204	66.51	3712500.00	2804625.00	907875.00
65	Periwinkle	205	66.40	4064400.00	2492900.00	1571500.00

66	Periwinkle	301	89.542	4725000.00	151000.00	4574000.00
67	Periwinkle	302	89.542	4650000.00	275000.00	4375000.00
68	Periwinkle	303	66.613	3650000.00	51000.00	3599000.00
69	Periwinkle	304	66.613	3662750.00	50000.00	3612750.00
70	Periwinkle	306	93.64	5372000.00	3023820.00	2348180.00
71	Periwinkle	401	89.444	4745475.00	50000.00	4695475.00
72	Periwinkle	402	89.444	4768500.00	50000.00	4718500.00
73	Periwinkle	403	66.514	3810375.00	50000.00	3760375.00
74	Periwinkle	404	66.51	3712500.00	2561625.00	1150875.00
75	Periwinkle	405	66.40	3782200.00	2584000.00	1198200.00
76	Periwinkle	406	93.102	4700000.00	51000.00	4649000.00
77	Periwinkle	502	89.542	4841200.00	225000.00	4616200.00
78	Periwinkle	503	66.613	3842000.00	101000.00	3741000.00
79	Periwinkle	504	66.613	3803625.00	51000.00	3752625.00
80	Periwinkle	506	93.64	4985000.00	3770150.00	1214850.00
81	Periwinkle	602	89.444	4696250.00	50000.00	4646250.00
82	Periwinkle	603	66.514	3669250.00	50000.00	3619250.00
83	Periwinkle	604	66.51	3375000.00	2324300.00	1050700.00
84	Periwinkle	701	89.542	4827350.00	201000.00	4626350.00
85	Periwinkle	702	89.542	4804800.00	175000.00	4629800.00
86	Periwinkle	703	66.613	3813750.00	51000.00	3762750.00
87	Periwinkle	704	66.613	3795000.00	201000.00	3594000.00
88	Periwinkle	705	66.498	3685000.00	175000.00	3510000.00
89	Periwinkle	706	93.644	4865000.00	51000.00	4814000.00
90	Dandelian	101	89.542	4732000.00	51000.00	4681000.00
91	Dandelian	102	89.542	4675000.00	51000.00	4624000.00
92	Dandelian	104	66.61	3493700.00	2410600.00	1083100.00
93	Dandelian	106	93.644	5134000.00	102000.00	5032000.00
94	Dandelian	202	89.44	4554900.00	2801264.00	1753636.00
95	Dandelian	203	66.514	3928920.00	2222960.00	1705960.00
96	Dandelian	204	66.51	3628100.00	2230000.00	1398100.00
97	Dandelian	205	66.399	3951500.00	51000.00	3900500.00
98	Dandelian	206	93.599	5058500.00	51000.00	5007500.00
99	Dandelian	302	89.542	4950400.00	50000.00	4900400.00
100	Dandelian	303	66.61	3842000.00	2069641.00	1772359.00
101	Dandelian	304	66.613	3831800.00	2390971.00	1440829.00

102	Dandelian	305	66.498	3609600.00	50000.00	3559600.00
103	Dandelian	306	93.64	4869800.00	2945800.00	1924000.00
104	Dandelian	402	89.444	4988700.00	2213735.00	2774965.00
105	Dandelian	403	66.51	3725700.00	2291300.00	1434400.00
106	Dandelian	405	66.40	4064400.00	2499000.00	1565400.00
107	Dandelian	501	89.542	5096000.00	51000.00	5045000.00
108	Dandelian	502	89.54	4996000.00	3073300.00	1922700.00
109	Dandelian	503	66.613	3729000.00	51000.00	3678000.00
110	Dandelian	504	66.613	3662750.00	5000.00	3657750.00
111	Dandelian	601	89.44	4660100.00	2166580.00	2493520.00
112	Dandelian	603	66.514	3625000.00	51000.00	3574000.00
113	Dandelian	604	66.514	3765000.00	165000.00	3600000.00
114	Dandelian	605	66.399	3795000.00	225000.00	3570000.00
115	Dandelian	606	93.599	4750000.00	100000.00	4650000.00
116	Dandelian	701	89.542	4725000.00	51000.00	4674000.00
117	Dandelian	702	89.542	4695000.00	51000.00	4644000.00
Total			8937.48	478467308.00	148010767.00	330456541.00

OM SHIVAM BUILDCON P.LTD NAGPUR.				
SHIV ELITE PHASE "IV" UNSOLD INVENTORY VALUATION				
Ready Recknor Rate as on the date of Certificate of the Residential premises Rs. 25000 per Sq.Mtr.				
SR. No.	Building	Flat No.	Carpet Area (in Sq. Mtr.)	Unit Consideration as per ready recknor rate (ASR) -25000 per sq.mtr.
1	Hibiscus	102	89.542	2238550
2	Hibiscus	304	66.613	1665325
3	Hibiscus	606	67.694	1692350
4	Hibiscus	701	89.542	2238550
5	Hibiscus	702	89.542	2238550
6	Hibiscus	704	66.613	1665325
7	Hibiscus	705	69.637	1740925
8	Hibiscus	706	67.799	1694975
9	Heleniuim	404	67.758	1693950
10	Heleniuim	501	67.961	1699025
11	Heleniuim	504	67.880	1697000
12	Periwinkle	101	89.542	2238550
13	Periwinkle	102	89.542	2238550
14	Periwinkle	104	66.613	1665325
15	Periwinkle	105	66.498	1662450
16	Periwinkle	201	89.444	2236100
17	Periwinkle	206	93.102	2327550
18	Periwinkle	305	66.498	1662450
19	Periwinkle	501	89.542	2238550
20	Periwinkle	505	66.498	1662450
21	Periwinkle	601	89.444	2236100
22	Periwinkle	605	66.399	1659975
23	Periwinkle	606	93.102	2327550
24	Dandelian	103	66.613	1665325
25	Dandelian	105	66.498	1662450
26	Dandelian	201	89.444	2236100
27	Dandelian	301	89.542	2238550
28	Dandelian	401	89.444	2236100
29	Dandelian	404	66.514	1662850
30	Dandelian	406	93.599	2339975
31	Dandelian	505	66.498	1662450
32	Dandelian	506	93.644	2341100
33	Dandelian	602	89.444	2236100
34	Dandelian	703	66.613	1665325
35	Dandelian	704	66.613	1665325
36	Dandelian	705	66.498	1662450
37	Dandelian	706	93.644	2341100
Total			2881.413	72035325