SAWALKAR & BONDE
CHARTERED ACCOUNTANTS
H.O.: Sawalkar Bhawan, 3rd Floor, Opp. Jhulelal Mandir, Mahal, Nagpur-440 018

Form 3
Chartered Accountant's Certificate
Cost of Real estate Project MahaRERA Registration Number
Samrudhi

Sr. No	Particulars		Amount	
			Estimated	Incurred
1.	**i. Land Cost**			
	a.	Acquisition cost of land or development right, Lease premium, lease rent, interest cost incurred Or payable on Land cost and legal cost(index cost)	54,78,261.00	54,78,261.00
	b.	Amount of premium payable to obtain development rights, FSI, additional FSI, fungible area, any other Incentive under DCR from local authority or state Government or any other statutory authority	1,26,48,617.00	1,26,48,617.00
	c.	Acquisition cost of TDR (if any)	-	-
	d.	Amount payable to state government or competent Authority or any other statutory authority of the state Or central government, toward stamp duty, transfer charges, Registration fees etc.; and	2,76,736.00	2,76,736.00
	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 books of account verified by the CA	-	-

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		Note: (For total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
		(iii). Cost toward 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 deposit or maintenance deposit, or any amount whatsoever payable to any Authorities toward and in project of rehabilitation	-	-
		Sub Total of Land Cost	**1,84,03,614.00**	**1,84,03,614.00**
	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 **Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered**)	19,27,85,854.00	1,04,69,829.00
		(iii) On site expenditure for development of entire Project excluding cost of construction as per (i) or (ii)Above i.e. salaries, consultant fees, site overhead, Cost of services (including water, electricity, sewerage),Cost of machineries and equipment including its hire maintenance cost, Consumable etc. All cost directly incurred to complete the construction of the project registered.	5,01,56,970.00	56,92,626.00
	b.	Payment of taxes, cess, fess, charges, premium, Interest etc. to any statutory authorities.	-	-
	c.	Principal sum and interest payable to financial institution, Scheduled banks, non-banking financial institution(NBFC)Or any money lenders on construction funding or money for borrowed construction;	-	-
		Sub Total of Development cost	**24,29,42,824.00**	**1,61,62,455.00**

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2.	**Total Estimated cost of the Real Estate Project [1(i)+1(ii)of Estimated column]**	**26,13,46,438.00**
3.	**Total cost Incurred of the Real Estate Project [1(i)+1(ii)of Estimated column]**	**3,45,66,069.00**
4.	**% Completion of Construction work (as per Project /architect's Certificate)**	**10.00%**
5.	**Proportion of the cost incurred on land cost and Construction cost to the total estimated cost(3/2)**	**13.23%**
6.	**Amount which can be withdrawn from 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 and bank statement**	**3,45,66,069.00** **1,04,74,000.00**
7.	**Net amount which can be withdrawn from the designated bank account under this certificate**	**2,40,92,069.00**

This certificate is being issued for RERA compliance for the Rachana Construction Private Ltd. and is based on the records and documents produced before me and explanation provide to me by the management of the company.

Place: - Nagpur
Date: -29/07/2017

For, SAWALKAR &BONDE
Chartered Accountants
F.R.N. NO. 100475W

SAWALKAR & BONDE ★ FRN-100475W ★ Chartered Accountants

Ram Bonde
Partner
M.NO.115917

SAWALKAR & BONDE
CHARTERED ACCOUNTANTS
H.O.: Sawalkar Bhawan, 3rd Floor, Opp. Jhulelal Mandir, Mahal, Nagpur-440 018

ADDITIONAL INFORMATON FOR ONGOING PROJECTS

1.	Estimated balance cost to compete the real estate Project (calculated as per the form IV)	22,67,80,369.00
2.	Balance amount of receivable from the sold apartment as per annexure A to this certificate	-
3.	(i) Balance unsold area (ii) Estimated amount of sales proceeds in respect of unsold apartment (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	8093.48 27,27,23,933.00
4.	Estimated receivables of ongoing project (sum of 2+3)	27,27,23,933.00
5.	Amount to be deposited in designated Account- 70% or 100% If the 4 is greater than 1,then 70% of balance receivables of ongoing projects will be deposited in designated account If 4 is lesser than 1, then100% of balance receivable of ongoing projects will be deposited in designated account.	19,09,06,753.00

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Place: - Nagpur
Date: -29/07/2017

For, SAWALKAR &BONDE
Chartered Accountants
F.R.N. NO. 100475W

SAWALKAR & BONDE ★ FRN-100475W ★ Chartered Accountants

Ram Bonde
Partner
M.NO.115917

Annexure A

Statement For Calculation Of Recievable From the Sales of the Ongoing Real Estate Project

Sold Inventory

A4

Sr. No.	Row House no.	Carpet Area (In Sq. Mtr)	Open Land Area (Sq. Mtrs)	Unit Consideration As Per Agrrement/Letter	Received Amout	Balance Receivable
1	A4-09	80.536	52.065	3,500,000.00	3,500,000.00	-
2	A4-11	80.536	34.052	3,774,000.00	3,774,000.00	-
3	A4-16	80.536	52.065	3,200,000.00	3,200,000.00	-
TOTAL				**10,474,000.00**	**10,474,000.00**	-

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential Premises Rs. 28750/- Per Sq. Mtrs. .Ready Recknor Rate as on the date of Certificate of the Open Land Area Rs. 9950/- Per Sq. Mtrs.

A1

Sr. No.	Flat no.	Carpet Area (In	Unit Consideration As Per Ready
1	101-2 bhk	47.788	1,648,686.000
2	102-2 bhk	39.687	1,369,201.500
3	103-2 bhk	39.687	1,369,201.500
4	104-2 bhk	39.687	1,369,201.500
5	105-2 bhk	39.687	1,369,201.500
6	106-2 bhk	47.788	1,648,686.000
7	107-2 bhk	47.788	1,648,686.000
8	108-2 bhk	39.687	1,369,201.500
9	109-2 bhk	39.687	1,369,201.500
10	110-2 bhk	39.687	1,369,201.500
11	111-2 bhk	39.687	1,369,201.500
12	112-2 bhk	47.788	1,648,686.000
13	201-2 bhk	47.828	1,650,066.000
14	202-2bhk	39.649	1,367,890.500
15	203-2 bhk	39.649	1,367,890.500
16	204-2 bhk	39.649	1,367,890.500
17	205-2 bhk	39.649	1,367,890.500
18	206-2 bhk	47.828	1,650,066.000
19	207-2 bhk	47.828	1,650,066.000
20	208-2 bhk	39.649	1,367,890.500
21	209-2 bhk	39.649	1,367,890.500
22	210-2 bhk	39.649	1,367,890.500
23	211-2 bhk	39.649	1,367,890.500
24	212-2 bhk	47.828	1,650,066.000
25	301-2 bhk	47.788	1,648,686.000
26	302-2bhk	39.687	1,369,201.500
27	303-2 bhk	39.687	1,369,201.500
28	304-2 bhk	39.687	1,369,201.500
29	305-2 bhk	39.687	1,369,201.500
30	306-2 bhk	47.788	1,648,686.000
31	307-2 bhk	47.788	1,648,686.000

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32	308-2 bhk	39.687	1,369,201.500
33	309-2 bhk	39.687	1,369,201.500
34	310-2 bhk	39.687	1,369,201.500
35	311-2 bhk	39.687	1,369,201.500
36	312-2 bhk	47.788	1,648,686.000
37	401-2 bhk	47.828	1,650,066.000
38	402-2bhk	39.649	1,367,890.500
39	403-2 bhk	39.649	1,367,890.500
40	404-2 bhk	39.649	1,367,890.500
41	405-2 bhk	39.649	1,367,890.500
42	406-2 bhk	47.828	1,650,066.000
43	407-2 bhk	47.828	1,650,066.000
44	408-2 bhk	39.649	1,367,890.500
45	409-2 bhk	39.649	1,367,890.500
46	410-2 bhk	39.649	1,367,890.500
47	411-2 bhk	39.649	1,367,890.500
48	412-2 bhk	47.828	1,650,066.000
49	501-2 bhk	47.788	1,731,091.627
50	502-2bhk	39.687	1,437,637.763
51	503-2 bhk	39.687	1,437,637.763
52	504-2 bhk	39.687	1,437,637.763
53	505-2 bhk	39.687	1,437,637.763
54	506-2 bhk	47.788	1,731,091.627
55	507-2 bhk	47.788	1,731,091.627
56	508-2 bhk	39.687	1,437,637.763
57	509-2 bhk	39.687	1,437,637.763
58	510-2 bhk	39.687	1,437,637.763
59	511-2 bhk	39.687	1,437,637.763
60	512-2 bhk	47.788	1,731,091.627
61	601-2 bhk	47.828	1,732,540.603
62	602-2bhk	39.649	1,436,261.236
63	603-2 bhk	39.649	1,436,261.236
64	604-2 bhk	39.649	1,436,261.236
65	605-2 bhk	39.649	1,436,261.236
66	606-2 bhk	47.828	1,732,540.603
67	607-2 bhk	47.828	1,732,540.603
68	608-2 bhk	39.649	1,436,261.236
69	609-2 bhk	39.649	1,436,261.236
70	610-2 bhk	39.649	1,436,261.236
71	611-2 bhk	39.649	1,436,261.236
72	612-2 bhk	47.828	1,732,540.603
73	701-2 bhk	47.788	1,731,091.627
74	702-2bhk	39.687	1,437,637.763
75	703-2 bhk	39.687	1,437,637.763
76	704-2 bhk	39.687	1,437,637.763
77	705-2 bhk	39.687	1,437,637.763
78	706-2 bhk	47.788	1,731,091.627
79	707-2 bhk	47.788	1,731,091.627
80	708-2 bhk	39.687	1,437,637.763
81	709-2 bhk	39.687	1,437,637.763
82	710-2 bhk	39.687	1,437,637.763
83	711-2 bhk	39.687	1,437,637.763
84	712-2 bhk	47.788	1,731,091.627
TOTAL		**3560.104**	**125,454,677.520**



A2

Sr. No.	Flat no.	Carpet Area (In Sq. Mtr)	Unit Consideration As Per Ready
1	101-2 bhk	47.788	1,648,686.000
2	102-2 bhk	39.687	1,369,201.500
3	103-2 bhk	39.687	1,369,201.500
4	104-2 bhk	39.687	1,369,201.500
5	105-2 bhk	39.687	1,369,201.500
6	106-2 bhk	47.788	1,648,686.000
7	107-2 bhk	47.788	1,648,686.000
8	108-2 bhk	39.687	1,369,201.500
9	109-2 bhk	39.687	1,369,201.500
10	110-2 bhk	39.687	1,369,201.500
11	111-2 bhk	39.687	1,369,201.500
12	112-2 bhk	47.788	1,648,686.000
13	201-2 bhk	47.828	1,650,066.000
14	202-2bhk	39.649	1,367,890.500
15	203-2 bhk	39.649	1,367,890.500
16	204-2 bhk	39.649	1,367,890.500
17	205-2 bhk	39.649	1,367,890.500
18	206-2 bhk	47.828	1,650,066.000
19	207-2 bhk	47.828	1,650,066.000
20	208-2 bhk	39.649	1,367,890.500
21	209-2 bhk	39.649	1,367,890.500
22	210-2 bhk	39.649	1,367,890.500
23	211-2 bhk	39.649	1,367,890.500
24	212-2 bhk	47.828	1,650,066.000
25	301-2 bhk	47.788	1,648,686.000
26	302-2bhk	39.687	1,369,201.500
27	303-2 bhk	39.687	1,369,201.500
28	304-2 bhk	39.687	1,369,201.500
29	305-2 bhk	39.687	1,369,201.500
30	306-2 bhk	47.788	1,648,686.000
31	307-2 bhk	47.788	1,648,686.000
32	308-2 bhk	39.687	1,369,201.500
33	309-2 bhk	39.687	1,369,201.500
34	310-2 bhk	39.687	1,369,201.500
35	311-2 bhk	39.687	1,369,201.500
36	312-2 bhk	47.788	1,648,686.000
37	401-2 bhk	47.828	1,650,066.000
38	402-2bhk	39.649	1,367,890.500
39	403-2 bhk	39.649	1,367,890.500
40	404-2 bhk	39.649	1,367,890.500
41	405-2 bhk	39.649	1,367,890.500
42	406-2 bhk	47.828	1,650,066.000
43	407-2 bhk	47.828	1,650,066.000
44	408-2 bhk	39.649	1,367,890.500
45	409-2 bhk	39.649	1,367,890.500
46	410-2 bhk	39.649	1,367,890.500
47	411-2 bhk	39.649	1,367,890.500
48	412-2 bhk	47.828	1,650,066.000
49	501-2 bhk	47.788	1,731,091.627
50	502-2bhk	39.687	1,437,637.763
51	503-2 bhk	39.687	1,437,637.763
52	504-2 bhk	39.687	1,437,637.763
53	505-2 bhk	39.687	1,437,637.763

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54	506-2 bhk	47.788	1,731,091.627
55	507-2 bhk	47.788	1,731,091.627
56	508-2 bhk	39.687	1,437,637.763
57	509-2 bhk	39.687	1,437,637.763
58	510-2 bhk	39.687	1,437,637.763
59	511-2 bhk	39.687	1,437,637.763
60	512-2 bhk	47.788	1,731,091.627
61	601-2 bhk	47.828	1,732,540.603
62	602-2bhk	39.649	1,436,261.236
63	603-2 bhk	39.649	1,436,261.236
64	604-2 bhk	39.649	1,436,261.236
65	605-2 bhk	39.649	1,436,261.236
66	606-2 bhk	47.828	1,732,540.603
67	607-2 bhk	47.828	1,732,540.603
68	608-2 bhk	39.649	1,436,261.236
69	609-2 bhk	39.649	1,436,261.236
70	610-2 bhk	39.649	1,436,261.236
71	611-2 bhk	39.649	1,436,261.236
72	612-2 bhk	47.828	1,732,540.603
TOTAL		**3051.456**	**107,029,208.909**

A3

Sr. No.	Row House no.	Carpet Area (In Sq. Mtr)	Open Land Area (Sq. Mts.)	Unit Consideration As
1	A3-01	79.872	46.899	3,222,229.00
2	A3-02	79.872	29.895	3,053,039.00
3	A3-03	79.872	29.895	3,053,039.00
4	A3-04	79.872	29.895	3,053,039.00
5	A3-05	79.872	29.895	3,053,039.00
6	A3-06	79.872	29.895	3,053,039.00
7	A3-07	79.872	29.895	3,053,039.00
8	A3-08	79.872	46.899	3,222,229.00
TOTAL		**638.976**	**273.168**	**24,762,692.00**

A4

Sr. No.	Row House no.	Carpet Area (In Sq. Mtr)	Open Land Area (Sq. Mts.)	Unit Consideration As
1	A4-10	79.903	34.052	3,095,470.90
2	A4-12	79.903	34.052	3,095,470.90
3	A4-13	79.903	34.052	3,095,470.90
4	A4-14	79.903	34.052	3,095,470.90
5	A4-15	79.903	34.052	3,095,470.90
TOTAL		**399.515**	**170.260**	**15,477,354.50**

