PDF Compressor Free Version

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 P50500008630
Rachana Samruddhi (30/09/2018)

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)	5,478,261.00	5,478,261.00
	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	12,648,617.00	12,648,617.00
	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	276,736.00	276,736.00
	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	-	

SAWALKAR & BONDE ★ Chartered Accountants ★ FRN-100475W

PDF Compressor Free Version

		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 temporarytransit 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 anyAuthoritiestoward and in project of rehabilitation	-	-
		Sub Total of Land Cost	**18,403,614.00**	**18,403,614.00**
	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)**	192,785,854.00	10,617,475.00
		(iii) On site expenditure for development of entireProject 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.	50,156,970.00	6,034,044.00
	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 moneylenders on construction funding or money for borrowed construction;	-	-
		Sub Total of Development cost	**242,942,824.00**	**16,651,519.00**

SAWALKAR & BONDE * Chartered Accountants * FRN-100475W

PDF Compressor Free Version

2.	**Total Estimated cost of the Real Estate Project [1(i)+1(ii)of Estimated column]**	**261,346,438.00**
3.	**Total cost Incurred of the Real Estate Project [1(i)+1(ii)of Estimated column]**	**35,055,133.00**
4.	**% Completion of Construction work (as per Project /architect's Certificate)**	**10.00%**
5.	**Proportion of the cost incurred on land cost andConstruction cost to the total estimated cost(3/2)**	**13.41%**
6.	**Amount which can be withdrawn from designatedAccount** Total estimated cost*Proportion of cost incurred(Sr. number 2*Sr. number 5) **Less: Amount withdrawn till date of thiscertificate as per the books and bank statement**	**35,055,133.00** **10,474,000.00**
7.	**Net amount which can be withdrawn from the designated bank account under this certificate**	**24,581,133.00**

This certificate is being issued for RERA compliance for the RachanaDeveloper and is based on the records and documents produced before me and explanation provide tome by the management of the company.

Place: - Nagpur
Date: -21/01/2019



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

CA Ram Bonde
Partner
M.NO.115917

PDF Compressor Free Version

ADDITIONAL INFORMATON FOR ONGOING PROJECTS

1.	Estimated balance cost to compete the real estate Project(calculated as per the form IV)	**226,291,305.00**
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	**8225.45 (sq.mtr)** **275,998,633.00**
4.	Estimated receivables of ongoing project (sum of 2+3)	**275,998,633.00**
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.	**193,199,043.00**

This certificate is being issued for RERA compliance for the RachanaDeveloperand is based on the records and documents produced before me and explanation provided tome by the management of the company.

Place: - Nagpur
Date: -21/01/2019



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

CA Ram Bonde
Partner
M.NO.115917

PDF Compressor Free Version

Annexure A

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

Sold Inventory

Sr. No.	Row House No.	Carpet Area (In Sq. Mtr)	Open Land Area	Unit Consideration As Per Agrrement/Letter Of Allotment	Received Amout	Balance Receivable
1	A4-09	79.903	52.065	3,500,000.00	3,500,000.00	-
2	A4-11	79.903	34.052	3,774,000.00	3,774,000.00	-
TOTAL				**7,274,000.00**	**7,274,000.00**	-

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential Premises Rs. 34500/- Per Sq. Mtrs.
Ready Recknor Rate as on the date of Certificate of the Open Area Rs. 9950/- Per Sq. Mtrs.

A1

Sr. No.	Flat No.	Carpet Area (In Sq. Mtr)	Unit Consideration As Per Ready Recknoner Rate (ASR)
1	101-2 Bhk	47.788	1,648,686.00
2	102-2 bhk	39.687	1,369,201.50
3	103-2 bhk	39.687	1,369,201.50
4	104-2 bhk	39.687	1,369,201.50
5	105-2 bhk	39.687	1,369,201.50
6	106-2 bhk	47.788	1,648,686.00
7	107-2 bhk	47.788	1,648,686.00
8	108-2 bhk	39.687	1,369,201.50
9	109-2 bhk	39.687	1,369,201.50
10	110-2 bhk	39.687	1,369,201.50
11	111-2 bhk	39.687	1,369,201.50
12	112-2 bhk	47.788	1,648,686.00
13	201-2 Bhk	47.828	1,650,066.00
14	202-2 bhk	39.649	1,367,890.50
15	203-2 bhk	39.649	1,367,890.50
16	204-2 bhk	39.649	1,367,890.50
17	205-2 bhk	39.649	1,367,890.50
18	206-2 bhk	47.828	1,650,066.00
19	207-2 bhk	47.828	1,650,066.00
20	208-2 bhk	39.649	1,367,890.50
21	209-2 bhk	39.649	1,367,890.50
22	210-2 bhk	39.649	1,367,890.50
23	211-2 bhk	39.649	1,367,890.50
24	212-2 bhk	47.828	1,650,066.00
25	301-2 Bhk	47.788	1,648,686.00
26	302-2 bhk	39.687	1,369,201.50
27	303-2 bhk	39.687	1,369,201.50
28	304-2 bhk	39.687	1,369,201.50
29	305-2 bhk	39.687	1,369,201.50
30	306-2 bhk	47.788	1,648,686.00
31	307-2 bhk	47.788	1,648,686.00
32	308-2 bhk	39.687	1,369,201.50

SAWALKAR & BONDE ★ Chartered Accountants ★ FRN-100475W

PDF Compressor Free Version

33	309-2 bhk	39.687	1,369,201.50
34	310-2 bhk	39.687	1,369,201.50
35	311-2 bhk	39.687	1,369,201.50
36	312-2 bhk	47.788	1,648,686.00
37	401-2 Bhk	47.828	1,650,066.00
38	402-2 bhk	39.649	1,367,890.50
39	403-2 bhk	39.649	1,367,890.50
40	404-2 bhk	39.649	1,367,890.50
41	405-2 bhk	39.649	1,367,890.50
42	406-2 bhk	47.828	1,650,066.00
43	407-2 bhk	47.828	1,650,066.00
44	408-2 bhk	39.649	1,367,890.50
45	409-2 bhk	39.649	1,367,890.50
46	410-2 bhk	39.649	1,367,890.50
47	411-2 bhk	39.649	1,367,890.50
48	412-2 bhk	47.828	1,650,066.00
49	501-2 Bhk	47.788	1,731,091.63
50	502-2 bhk	39.687	1,437,637.76
51	503-2 bhk	39.687	1,437,637.76
52	504-2 bhk	39.687	1,437,637.76
53	505-2 bhk	39.687	1,437,637.76
54	506-2 bhk	47.788	1,731,091.63
55	507-2 bhk	47.788	1,731,091.63
56	508-2 bhk	39.687	1,437,637.76
57	509-2 bhk	39.687	1,437,637.76
58	510-2 bhk	39.687	1,437,637.76
59	511-2 bhk	39.687	1,437,637.76
60	512-2 bhk	47.788	1,731,091.63
61	601-2 Bhk	47.828	1,732,540.60
62	602-2 bhk	39.649	1,436,261.24
63	603-2 bhk	39.649	1,436,261.24
64	604-2 bhk	39.649	1,436,261.24
65	605-2 bhk	39.649	1,436,261.24
66	606-2 bhk	47.828	1,732,540.60
67	607-2 bhk	47.828	1,732,540.60
68	608-2 bhk	39.649	1,436,261.24
69	609-2 bhk	39.649	1,436,261.24
70	610-2 bhk	39.649	1,436,261.24
71	611-2 bhk	39.649	1,436,261.24
72	612-2 bhk	47.828	1,732,540.60
73	701-2 Bhk	47.788	1,731,091.63
74	702-2 bhk	39.687	1,437,637.76
75	703-2 bhk	39.687	1,437,637.76
76	704-2 bhk	39.687	1,437,637.76
77	705-2 bhk	39.687	1,437,637.76
78	706-2 bhk	47.788	1,731,091.63
79	707-2 bhk	47.788	1,731,091.63
80	708-2 bhk	39.687	1,437,637.76
81	709-2 bhk	39.687	1,437,637.76
82	710-2 bhk	39.687	1,437,637.76
83	711-2 bhk	39.687	1,437,637.76
84	712-2 bhk	47.788	1,731,091.63
TOTAL		3,560.104	125,454,677.52

SAWALKAR & BONDE ★ Chartered Accountants ★ FRN-100475W

PDF Compressor Free Version

A2

Sr. No.	Flat No.	Carpet Area (In Sq. Mtr)	Unit Consideration As Per Ready Recknoner Rate (ASR)
1	101-2 Bhk	47.788	1,648,686.00
2	102-2 bhk	39.687	1,369,201.50
3	103-2 bhk	39.687	1,369,201.50
4	104-2 bhk	39.687	1,369,201.50
5	105-2 bhk	39.687	1,369,201.50
6	106-2 bhk	47.788	1,648,686.00
7	107-2 bhk	47.788	1,648,686.00
8	108-2 bhk	39.687	1,369,201.50
9	109-2 bhk	39.687	1,369,201.50
10	110-2 bhk	39.687	1,369,201.50
11	111-2 bhk	39.687	1,369,201.50
12	112-2 bhk	47.788	1,648,686.00
13	201-2 Bhk	47.828	1,650,066.00
14	202-2 bhk	39.649	1,367,890.50
15	203-2 bhk	39.649	1,367,890.50
16	204-2 bhk	39.649	1,367,890.50
17	205-2 bhk	39.649	1,367,890.50
18	206-2 bhk	47.828	1,650,066.00
19	207-2 bhk	47.828	1,650,066.00
20	208-2 bhk	39.649	1,367,890.50
21	209-2 bhk	39.649	1,367,890.50
22	210-2 bhk	39.649	1,367,890.50
23	211-2 bhk	39.649	1,367,890.50
24	212-2 bhk	47.828	1,650,066.00
25	301-2 Bhk	47.788	1,648,686.00
26	302-2 bhk	39.687	1,369,201.50
27	303-2 bhk	39.687	1,369,201.50
28	304-2 bhk	39.687	1,369,201.50
29	305-2 bhk	39.687	1,369,201.50
30	306-2 bhk	47.788	1,648,686.00
31	307-2 bhk	47.788	1,648,686.00
32	308-2 bhk	39.687	1,369,201.50
33	309-2 bhk	39.687	1,369,201.50
34	310-2 bhk	39.687	1,369,201.50
35	311-2 bhk	39.687	1,369,201.50
36	312-2 bhk	47.788	1,648,686.00
37	401-2 Bhk	47.828	1,650,066.00
38	402-2 bhk	39.649	1,367,890.50
39	403-2 bhk	39.649	1,367,890.50
40	404-2 bhk	39.649	1,367,890.50
41	405-2 bhk	39.649	1,367,890.50
42	406-2 bhk	47.828	1,650,066.00
43	407-2 bhk	47.828	1,650,066.00
44	408-2 bhk	39.649	1,367,890.50
45	409-2 bhk	39.649	1,367,890.50
46	410-2 bhk	39.649	1,367,890.50
47	411-2 bhk	39.649	1,367,890.50
48	412-2 bhk	47.828	1,650,066.00
49	501-2 Bhk	47.788	1,731,091.63

SAWALKAR & BONDE FRN-100475W Chartered Accountants

PDF Compressor Free Version

50	502-2 bhk	39.687	1,437,637.76
51	503-2 bhk	39.687	1,437,637.76
52	504-2 bhk	39.687	1,437,637.76
53	505-2 bhk	39.687	1,437,637.76
54	506-2 bhk	47.788	1,731,091.63
55	507-2 bhk	47.788	1,731,091.63
56	508-2 bhk	39.687	1,437,637.76
57	509-2 bhk	39.687	1,437,637.76
58	510-2 bhk	39.687	1,437,637.76
59	511-2 bhk	39.687	1,437,637.76
60	512-2 bhk	47.788	1,731,091.63
61	601-2 Bhk	47.828	1,732,540.60
62	602-2 bhk	39.649	1,436,261.24
63	603-2 bhk	39.649	1,436,261.24
64	604-2 bhk	39.649	1,436,261.24
65	605-2 bhk	39.649	1,436,261.24
66	606-2 bhk	47.828	1,732,540.60
67	607-2 bhk	47.828	1,732,540.60
68	608-2 bhk	39.649	1,436,261.24
69	609-2 bhk	39.649	1,436,261.24
70	610-2 bhk	39.649	1,436,261.24
71	611-2 bhk	39.649	1,436,261.24
72	612-2 bhk	47.828	1,732,540.60
TOTAL		**3,051.456**	**107,029,208.91**

A-3

Sr. No.	Row House No.	Carpet Area (In Sq. Mtr)	Open Land Area	Unit Consideration As Per Ready Recknoner Rate (ASR)
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**	**273.17**	**24,762,692.00**

A-4

Sr. No.	Row House No.	Carpet Area (In Sq. Mtr)	Open Land Area	Unit Consideration As Per Ready Recknoner Rate (ASR)
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
6	A4-16	79.903	52.065	3,274,700.25
Total		**479.42**	**222.33**	**18,752,054.75**

