Neeraj Agrawal
CHARTERED ACCOUNTANT
Shivranjini Apartment, Congress Nagar,
Nagpur (M.H.)

PH.: (M) 9822701101
Mem.No. 404315

FORM-3 [see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project MahaRERA Registration Number P50500008894

Sr. No.		Particulars	Amount (Rs.)		Amount (Rs.)		Amount (Rs.)	
			Estimated	Incurred	Estimated	Incurred	Estimated	Incurred
			Completed Block		On Going Block		Total	
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	3489270	3489270	1744635	1744635	5233905	5233905
	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	11640225	11640225	5820112	5820112	17460337	17460337
	c.	Acquisition cost of TDR (if any)						
	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	537525	537525	268762	268762	806287	806287
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.						
	g.	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 the books of accounts as verified by the CA **Note :(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,						
		(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.						
		Sub-Total of LAND COST	15667020	15667020	7833509	7833509	23500529	23500529

NEERAJ AGRAWAL NAGPUR CHARTERED ACCOUNTANT

		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)**	140000000	140000000	75000000	57564938	215000000	197564938
		(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	11300000	11300000	6200000	0	17500000	11300000
	b.	Payment of Taxes, cess, fees, charges, Premiums, interest etc to any statutory Authority.						
	c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;						
		Sub-Total of Development Cost	**151300000**	**151300000**	**81200000**	**57564938**	**232500000**	**208864938**



2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	166967020	89033509	256000529
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	**166967020**	**65398447**	**232365467**
4	% Completion of Construction Work (as per Project Architect's Certificate)	100%	55%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	100	73.45	
6	Amount Which can be withdrawn from the Designated Account	NA	39,357,447	
	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	NA	(65398447-26041000)	
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate			

This certificate is being issued for RERA compliance for the Company M/s./ Mr. Atul Yamsanwar through Its Director Proprietior Mr. Atul Yamsanwar and is based on the records and documents produced before me and explanations provided to me by him/ the management of the Company.

NEERAJ AGRAWAL NAGPUR CHARTERED ACCOUNTANT

Yours Faithfully
Neeraj Agrawal
Chartered Accountant
(Membership Number 404315)

Date: 15.05.2018
Place : Nagpur

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Completed Block	On Going Block	Total
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)	0	23635062	23635062
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate books of Accounts)	649,500	959,000	1,608,500
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1364	2047.1	3411.1
	(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	25,234,000	43,444,050	68,678,050
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	NA	44,403,050	44,403,050
5	Amount to be deposited in Designated Account – 70% or 100% 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 of the balance receivables of ongoing project will be deposited in designated Account	NA	70%	70%

This certificate is being issued for RERA compliance for the Company M/s./ Mr. Atul Yamsanwar through its Director Proprietior Mr. Atul Yamsanwar and is based on the records and documents produced before me and explanations provided to me by him/ the management of the Company.

NEERAJ AGRAWAL NAGPUR CHARTERED ACCOUNTANT

Yours Faithfully
Neeraj Agrawal
Chartered Accountant
(Membership Number 404315)

Date: 15.05.2018
Place : Nagpur

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CHARTERED ACCOUNTANT
Shivranjini Apartment, Congress Nagar,
Nagpur (M.H.)

PH.: (M) 9822701101

Mem.No. 404315

Annexure A

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

Sold Inventory

A-One Residency (Completed Block A)

Sr.No.	Flat No.	Carpet Area (Sq.Mtrs.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	TA - 101	45.400	1,350,000	1,112,500	237,500
2	TA - 102	50.300	1,600,000	1,600,000	0
3	TA - 103	50.300	1,600,000	1,600,000	0
4	TA - 104	45.400	1,400,000	1,400,000	0
5	TA - 105	35.900	2,000,000	2,000,000	0
6	TA - 106	35.900			0
7	TA - 107	45.400	1,350,000	1,350,000	0
8	TA - 108	50.300	1,887,500	1,887,500	0
9	TA - 109	50.300	1,350,000	1,350,000	0
10	TA - 110	45.400	1,887,500	1,887,500	0
11	TA - 111	35.900	2,700,000	2,700,000	0
12	TA - 112	35.900			0
13	TA - 202	50.300	1,887,500	1,887,500	0
14	TA - 203	50.300	1,500,000	1,500,000	0
15	TA - 204	45.400	1,887,500	1,887,500	0
16	TA - 205	35.900	2,700,000	2,700,000	0
17	TA - 206	35.900			0
18	TA - 207	45.400	1,887,500	1,887,500	0
19	TA - 208	50.300	1,887,500	1,887,500	0
20	TA - 209	50.300	1,887,500	1,887,500	0
21	TA - 210	45.400	1,887,500	1,887,500	0
22	TA - 211	35.900	1,900,000	1,900,000	0
23	TA - 212	35.900			0
24	TA - 301	45.400	1,887,500	1,887,500	0
25	TA - 302	50.300	1,887,500	1,887,500	0
26	TA - 304	45.400	1,887,500	1,887,500	0
27	TA - 307	45.400	1,887,500	1,887,500	0
28	TA - 308	50.300	1,887,500	1,887,500	0
29	TA - 309	50.300	1,975,000	1,975,000	0
30	TA - 310	45.400	1,500,000	1,500,000	0
31	TA - 311	35.900	1,350,000	1,350,000	0
32	TA - 312	35.900	1,350,000	1,350,000	0
33	TA - 401	45.400	1,887,500	1,887,500	0
34	TA - 402	50.300	1,887,500	1,887,500	0
35	TA - 403	50.300	1,887,500	1,887,500	0
36	TA - 404	45.400	1,500,000	1,500,000	0
37	TA - 405	35.900	2,100,000	2,100,000	0
38	TA - 406	35.900			0
39	TA - 407	45.400	1,887,500	1,887,500	0
40	TA - 408	50.300	1,887,500	1,887,500	0
41	TA - 409	50.300	1,975,000	1,975,000	0
42	TA - 410	45.400	1,937,500	1,937,500	0
43	TA - 411	35.900	1,900,000	1,900,000	0
44	TA - 412	35.900			0
45	TA - 502	50.300	1,377,000	1,377,000	0
46	TA - 503	50.300	1,887,500	1,887,500	0
47	TA - 504	45.400	1,887,500	1,887,500	0
48	TA - 507	45.400	1,887,500	1,887,500	0
49	TA - 508	50.300	1,887,500	1,887,500	0
50	TA - 509	50.300	1,887,500	1,887,500	0
51	TA - 602	50.300	2,100,000	2,100,000	0
52	TA - 603	50.300	1,887,500	1,887,500	0

Unsold Inventory

A-One Residency (Completed Block A)

Sr.No.	Flat No.	Carpet Area (Sq.Mtrs.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	TA - 201	45.400	839,900
2	TA - 303	50.300	930,550
3	TA - 305	35.900	664,150
4	TA - 306	35.900	664,150
5	TA - 501	45.400	839,900
6	TA - 505	35.900	664,150
7	TA - 506	35.900	664,150
8	TA - 510	45.400	839,900
9	TA - 511	35.900	664,150
10	TA - 512	35.900	664,150
11	TA - 601	45.400	839,900
12	TA - 605	35.900	664,150
13	TA - 606	35.900	664,150
14	TA - 702	50.300	930,550
15	TA - 711	35.900	664,150
16	TA - 712	35.900	664,150
17	TB - 104	45.400	839,900
18	TB - 111	35.900	664,150
19	TB - 112	35.900	664,150
20	TB - 402	50.300	930,550
21	TB - 411	35.900	664,150
22	TB - 412	35.900	664,150
23	TB - 501	45.400	839,900
24	TB - 502	50.300	930,550
25	TB - 505	35.900	664,150
26	TB - 506	35.900	664,150
27	TB - 602	50.300	930,550
28	TB - 603	50.300	930,550
29	TB - 611	35.900	664,150
30	TB - 612	35.900	664,150
31	TB - 705	35.900	664,150
32	TB - 706	35.900	664,150
33	TB - 711	35.900	664,150
34	TB - 712	35.900	664,150

NEERAJ AGRAWAL NAGPUR CHARTERED ACCOUNTANT

53	TA - 604	45.400	1,887,500	1,887,500	0
54	TA - 607	45.400	1,400,000	1,400,000	0
55	TA - 608	50.300	1,911,000	1,911,000	0
56	TA - 609	50.300	1,887,500	1,887,500	0
57	TA - 610	45.400	1,500,000	1,500,000	0
58	TA - 611	35.900	2,100,000	2,100,000	0
59	TA - 612	35.900			0
60	TA - 701	45.400	1,887,500	1,887,500	0
61	TA - 703	50.300	1,887,500	1,887,500	0
62	TA - 704	45.400	1,887,500	1,887,500	0
63	TA - 705	35.900	2,690,000	2,690,000	0
64	TA - 706	35.900			0
65	TA - 707	45.400	1,500,000	1,500,000	0
66	TA - 708	50.300	1,500,000	1,500,000	0
67	TA - 709	50.300	1,887,500	1,887,500	0
68	TA - 710	45.400	1,887,500	1,887,500	0
69	TB - 101	45.400	1,887,500	1,887,500	0
70	TB - 102	50.300	1,887,500	1,887,500	0
71	TB - 103	50.300	1,887,500	1,887,500	0
72	TB - 105	35.900	2,100,000	2,100,000	0
73	TB - 106	35.900			0
74	TB - 107	45.400	1,887,500	1,887,500	0
75	TB - 108	50.300	1,887,500	1,887,500	0
76	TB - 109	50.300	1,500,000	1,500,000	0
77	TB - 110	45.400	1,400,000	1,400,000	0
78	TB - 201	45.400	1,887,500	1,887,500	0
79	TB - 202	50.300	0	0	0
80	TB - 203	50.300	1,937,500	1,937,500	0
81	TB - 204	45.400	1,400,000	1,400,000	0
82	TB - 205	35.900	2,100,000	2,100,000	0
83	TB - 206	35.900			0
84	TB - 207	45.400	1,887,500	1,887,500	0
85	TB - 208	50.300	1,887,500	1,887,500	0
86	TB - 209	50.300	1,400,000	1,400,000	0
87	TB - 210	45.400	1,900,000	1,900,000	0
88	TB - 211	35.900	2,000,000	2,000,000	0
89	TB - 212	35.900			0
90	TB - 301	45.400	1,937,500	1,937,500	0
91	TB - 302	50.300	1,887,500	1,887,500	0
92	TB - 303	50.300	1,887,500	1,887,500	0
93	TB - 304	45.400	1,887,500	1,887,500	0
94	TB - 305	35.900	2,720,000	2,720,000	0
95	TB - 306	35.900			0
96	TB - 307	45.400	1,400,000	1,400,000	0
97	TB - 308	50.300	1,900,000	1,900,000	0
98	TB - 309	50.300	1,887,500	1,887,500	0
99	TB - 310	45.400	1,500,000	1,500,000	0
100	TB - 311	35.900	2,100,000	2,100,000	0
101	TB - 312	35.900			0
102	TB - 401	45.400	1,887,500	1,887,500	0
103	TB - 403	50.300	1,937,500	1,937,500	0
104	TB - 404	45.400	1,937,500	1,937,500	0
105	TB - 405	35.900	2,100,000	2,100,000	0
106	TB - 406	35.900			0
107	TB - 407	45.400	1,400,000	1,400,000	0
108	TB - 408	50.300	1,937,500	1,937,500	0
109	TB - 409	50.300	1,887,500	1,587,500	300,000
110	TB - 410	45.400	1,887,500	1,887,500	0
111	TB - 503	50.300	1,887,500	1,887,500	0



112	TB - 504	45.400	1,887,500	1,887,500	0
113	TB - 507	45.400	1,500,000	1,500,000	0
114	TB - 508	50.300	1,400,000	1,400,000	0
115	TB - 509	50.300	1,887,500	1,887,500	0
116	TB - 510	45.400	1,500,000	1,500,000	0
117	TB - 511	35.900	2,560,000	2,560,000	0
118	TB - 512	35.900			0
119	TB - 601	45.400	1,887,500	1,887,500	0
120	TB - 604	45.400	1,887,500	1,775,500	112,000
121	TB - 605	35.900	3,600,000	3,600,000	0
122	TB - 606	35.900			0
123	TB - 607	45.400			0
124	TB - 608	50.300	1,887,500	1,887,500	0
125	TB - 609	50.300	1,887,500	1,887,500	0
126	TB - 610	45.400	1,980,000	1,980,000	0
127	TB - 701	45.400	1,920,500	1,920,500	0
128	TB - 702	50.300	1,920,500	1,920,500	0
129	TB - 703	50.300	1,920,500	1,920,500	0
130	TB - 704	45.400	1,920,500	1,920,500	0
131	TB - 707	45.400	1,400,000	1,400,000	0
132	TB - 708	50.300	1,400,000	1,400,000	0
133	TB - 709	50.300	2,100,000	2,100,000	0
134	TB - 710	45.400	1,937,500	1,937,500	0
	Total		**214,820,000**	**214,170,500**	**649,500**

Total		**1,364.000**	**25,234,000**



Sold Inventory

A-One Residency (Ongoing Block B) 28-07-2017 to 31-10-2017

1	TC - 204	47.200	1,950,000	1,755,750	194,250
2	TC - 205	47.200	1,900,000	1,810,000	90,000
3	TC - 206	53.750	1,900,000	1,510,000	390,000
4	TC - 303	53.750	1,900,000	1,910,000	-10,000
5	TC - 304	47.200	1,900,000	1,460,000	440,000
6	TC - 305	47.200	1,900,000	1,609,500	290,500
7	TC - 306	53.750	1,900,000	1,399,000	501,000
8	TC - 403	53.750	1,800,000	1,710,000	90,000
9	TC - 404	47.200	1,900,000	643,500	1,256,500
10	TC - 503	53.750	1,900,000	1,906,500	-6,500
11	TC - 504	47.200	1,900,000	1,626,500	273,500
12	TC - 506	53.750	2,000,000	1,486,500	513,500
13	TC - 603	53.750	2,250,000	1,953,750	296,250
14	TC - 605	47.200	1,900,000	1,860,000	40,000
15	TCSG - 04	21.550	1,500,000	1,500,000	0
16	TC - 606	53.750	1,900,000	1,900,000	0
	Total -	6,712	27,000,000	26,041,000	959,000

Unsold Inventory

A-One Residency (Ongoing Block B)

1	TCSG - 01	22.350	625,800
2	TCSG - 02	22.350	625,800
3	TCSG - 03	22.950	642,600
4	TCSG - 05	32.550	911,400
5	TCSG - 06	28.950	810,600
6	TCSG - 07	23.200	649,600
7	TCSG - 08	23.200	649,600
8	TCSG - 09	23.200	649,600
9	TCSG - 10	23.200	649,600
10	TCSG - 11	23.200	649,600
11	TCSG - 12	23.200	649,600
12	TC - Office	45.800	1,282,400
13	TCSF - 01	22.350	625,800
14	TCSF - 02	22.350	625,800
15	TCSF - 03	22.950	642,600
16	TCSF - 04	21.550	603,400
17	TCSF - 05	32.550	911,400
18	TCSF - 06	28.950	810,600
19	TCSF - 07	23.200	649,600
20	TCSF - 08	28.950	810,600
21	TCSF - 09	23.200	649,600
22	TCSF - 10	23.200	649,600
23	TCSF - 11	23.200	649,600
24	TC - 101	47.200	873,200
25	TC - 102	53.750	994,375
26	TC - 103	53.750	994,375
27	TC - 104	47.200	873,200
28	TC - 201	47.200	873,200
29	TC - 202	53.750	994,375
30	TC - 203	53.750	994,375
31	TC - 207	53.750	994,375
32	TC - 208	47.200	873,200
33	TC - 301	47.200	873,200
34	TC - 302	53.750	994,375
35	TC - 307	53.750	994,375
36	TC - 308	47.200	873,200
37	TC - 401	47.200	873,200
38	TC - 402	53.750	994,375
39	TC - 405	47.200	873,200
40	TC - 406	53.750	994,375
41	TC - 407	53.750	994,375
42	TC - 408	47.200	873,200
43	TC - 501	47.200	873,200
44	TC - 502	53.750	994,375
45	TC - 505	47.200	873,200
46	TC - 507	53.750	994,375
47	TC - 508	47.200	873,200
48	TC - 601	47.200	873,200
49	TC - 602	53.750	994,375
50	TC - 604	47.200	873,200
17	TC - 607	53.750	994,375
18	TC - 608	47.200	873,200
	Total -	2,047	43,444,050

NEERAJ AGRAWAL
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