A. F. KHASGIWALA & CO.
CHARTERED ACCOUNTANTS
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For Kaushal Logistics Private Limited

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

Sr No			Particulars	Amount Rs.	
				Estimated	Incurred
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	25800000	25800000
		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	20000000	0
		c	Acquisition cost of TDR (if any)	0	0
		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	2000000	2000000
		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.	25 80 00 000	27 80 00 000
			Sub-Total of LAND COST	47800000	47800000
	ii		**Development Cost/ Cost of Construction :**		
		a	(i) Estimated Cost of Construction as certified by Engineer	300000000	270000000
			(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)		
			(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.	10000000	5000000
		b	Payment of Taxes, cess, fees, charges, premiums, interest etc. of any statutory Authority	10000000	0

			Sub-Total of Development Cost	320000000	275000000

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column]	~~367800000~~ 60 00 00 000/-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column]	~~302800000~~ 53500000/-
4	% completion of Construction Work (as per Project Architect's Certificate)	1
5	Proportion of the (Cost incurred on Land Cost and Construction Cost) to (the Total Estimated Cost) (3/2 %)	1 check
6	Amount Which can be withdrawn from the Designated Account = Total Estimated Cost * Proportion of cost incurred (Sr number 2 * Sr number 5)	~~302800000~~ 53500000/-
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	68143638
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	~~234656362~~ 46485638/-

This certificate is being issued for RERA compliance for the Company[Promoter's Name] 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



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	65000000
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	273048524
3	i		(i) Balance Unsold area (Carpet Area in Sq. Mtrs. - as per Annexure A to this certificate) (to be certified by Management and to be verified by CA from the records and books of accounts)	7532
	ii		(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	39164320
4			Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	312212844
5			Amount to be deposited in Designated Account – 70% or 100%	1

This certificate is being issued for RERA compliance for the Company [Promoter's Name] 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



iold Inventory

I Building	Flat No	Carpet Area (In sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	1	59.97	2572991	1500000	1072991
2	2	59.97	1420232	100000	1320232
3	6	59.97	4335000	1000000	3335000
4	7	59.97	4135080	500000	3635080
5	101	59.97	3420999	2250000	1170999
6	102	59.97	1420232	101000	1319232
7	106	59.97	3570000	1750500	1819500
8	107	59.97	2550000	2550000	0
9	201	59.97	3702000	3702000	0
10	202	59.97	4719999	1600000	3119999
11	206	59.97	4100400	1000000	3100400
12	207	59.97	4080000	1750000	2330000
13	301	59.97	3570000	904602	2665398
14	302	59.97	4488000	1600000	2888000
15	306	59.97	3179340	600000	2579340
16	307	59.97	3179340	600000	2579340
17	401	59.97	1420232	120000	1300232
18	402	59.97	1420232	130000	1290232
19	406	59.97	1420232	115000	1305232
20	407	59.97	3050000	2346700	703300
21	501	59.97	4038996	1335000	2703996
22	502	59.97	4539000	3800000	739000
23	506	59.97	3284400	1352532	1931868
24	507	59.97	1420232	121000	1299232
25	601	59.97	3537000	1300000	2237000
26	602	59.97	5100000	1435000	3665000
27	606	59.97	3790000	3100000	690000
28	607	59.97	4305000	3401250	903750
29	701	59.97	4299708	1550000	2749708
30	702	59.97	4201999	2930000	1271999
31	706	59.97	1420232	170000	1250232
32	707	59.97	5202000	1350000	3852000
33	801	59.97	3790000	3500000	290000
34	802	59.97	3790000	3500000	290000
35	806	59.97	2548999	713544	1835455
36	807	59.97	4947000	1373000	3574000
37	901	59.97	3790000	3500000	290000
38	902	59.97	3790000	3500000	290000
39	906	59.97	1420232	150000	1270232
40	907	59.97	1420232	140000	1280232
41	1001	59.97	4806039	826510	3979529
42	1002	59.97	1420232	144000	1276232
43	1006	59.97	4010000	1000000	3010000
44	1007	59.97	4249999	250000	3999999
45	1101	59.97	1420232	151000	1269232
46	1102	59.97	1420232	100000	1320232
47	1106	59.97	1420232	101000	1319232
48	1107	59.97	5024998	1000000	4024998
49	1201	59.97	1420232	130000	1290232
50	1206	59.97	4349999	1000000	3349999
51	1207	59.97	4349999	1000000	3349999
Total :		3059	166281533	68143638	98137895

Unsold Inventory Valuation

Sr No	Flat No	Carpet Area		Unit
	1202	645.56	5200	3356912
	1301	645.56	5200	3356912
	1302	645.56	5200	3356912
	1306	645.56	5200	3356912
	1307	645.56	5200	3356912
	1304	860.78	5200	4475952
	1305	860.78	5200	4475952
	1308	860.78	5200	4475952
	1309	860.78	5200	4475952
	1310	860.78	5200	4475952
				0
Total :		7531.6		[illegible]

J BUILDING	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	003	79.97	1893672	100000	1793672
2	008	79.97	1979748	101000	1878748
3	009	79.97	1936710	120000	1816710
4	0010	79.97	1850634	130000	1720634
5	103	79.97	9800000	175000	8625000
6	104	79.97	1959951	121000	1838951
7	105	79.97	1999545	170000	1829545
8	108	79.97	1997824	150000	1847824
9	109	79.97	1921216	140000	1781216
10	110	79.97	2016761	144000	1872761

11	203	79.97	1990077	151000	1839077
12	204	79.97	5255999	2000000	3255999
13	205	79.97	1999545	100000	1899545
14	208	79.97	2009014	101000	1908014
15	209	79.97	2104558	120000	1984558
16	210	79.97	1990077	130000	1860077
17	303	79.97	5984000	1700000	4284000
18	304	79.97	5283600	1500000	3783600
19	305	79.97	4760000	3100000	1660000
20	308	79.97	5440000	1860000	3580000
21	309	79.97	1990077	140000	1850077
22	310	79.97	1959951	144000	1815951
23	403	79.97	1999545	151000	1848545
24	404	79.97	1997824	100000	1897824
25	405	79.97	1921216	101000	1820216
26	408	79.97	2016761	120000	1896761
27	409	79.97	5780000	1745000	4035000
28	410	79.97	1990077	115000	1875077
29	503	79.97	4760000	2100000	2660000
30	504	79.97	4760000	2400000	2360000
31	505	79.97	4760000	1700000	3060000
32	508	79.97	1990077	140000	1850077
33	509	79.97	5440000	2360000	3080000
34	510	79.97	1979748	151000	1828748
35	603	79.97	5655999	2500000	3155999
36	604	79.97	6100960	3500000	2600960
37	605	79.97	1990077	100000	1890077
38	608	79.97	1959951	101000	1858951
39	609	79.97	5440000	2360000	3080000
40	610	79.97	1997824	130000	1867824
41	703	79.97	5639999	333540	5306459
42	704	79.97	4080000	700000	3380000
43	705	79.97	1990077	170000	1820077
44	708	79.97	1990077	150000	1840077
45	709	79.97	5440000	2360000	3080000
46	710	79.97	2009014	144000	1865014
47	803	79.97	2104558	151000	1953558
48	804	79.97	1990077	144000	1846077
49	805	79.97	1893672	151000	1742672
50	808	79.97	1979748	100000	1879748
51	809	79.97	1936710	101000	1835710
52	810	79.97	1850634	120000	1730634
53	903	79.97	1990077	115000	1875077
54	904	79.97	1959951	140000	1819951
55	905	79.97	1999545	151000	1848545
56	908	79.97	1997824	100000	1897824
57	909	79.97	5780000	1445000	4335000
58	910	79.97	5916000	1480000	4436000
59	1003	79.97	1990077	170000	1820077
60	1004	79.97	1990077	150000	1840077
61	1005	79.97	1999545	144000	1855545
62	1008	79.97	2009014	151000	1858014
63	1009	79.97	2104558	144000	1960558
64	1010	79.97	1990077	151000	1839077
65	1103	79.97	1893672	100000	1793672
66	1104	79.97	1979748	101000	1878748
67	1105	79.97	1936710	120000	1816710
68	1108	79.97	1850634	115000	1735634
69	1109	79.97	1990077	140000	1850077
70	1110	79.97	1959951	151000	1808951
71	1203	79.97	1999545	100000	1899545
72	1204	79.97	1997824	101000	1896824
73	1205	79.97	1921216	130000	1791216
74	1208	79.97	2016761	170000	1846761
75	1209	79.97	1990077	150000	1840077
76	1210	79.97	1990077	144000	1846077
77	1303	79.97	1999545	151000	1848545
J WING	TOTAL	*6157.42*	*217820169*	*42909540*	*174910629*
I WING	TOTAL	3059	*166281533*	*68143638*	*98137895*
GRAND TOTAL		9216.19	384101702	111053178	273048524

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