CA. Arjun Shridhar Phatak
Chartered Accountant
B.com, ACA, DISA (ICAI)

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE as on 31st July, 2017

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project: - FORTUNE SIRI. MahaRERA Registration Number: - Applied For

RADIANCE ERECTORS PRIVATE LIMITED.

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	3,57,00,000	3,57,00,000
	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	1,19,00,000	1,18,08,280
	c.	Acquisition cost of TDR (if any)	75,00,000	75,00,000
	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	23,50,000	23,53,670
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL	NIL
	g.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL	NIL
		(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,**	NIL	NIL

503, 5th Floor, Amarjyoti Palace, Wardha Road, Dhantoli, Nagpur-440012.
Mobile. No: +91-9923353927: Email: arjunsphatak@yahoo.com

CA. Arjun Shridhar Phatak
Chartered Accountant
B.com, ACA, DISA (ICAI)

		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,	NIL	NIL
		(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.	NIL	NIL
		Sub-Total of LAND COST	5,74,50,000	5,73,61,950
		ii. Development Cost/ Cost of Construction :		
	a.	(i) Estimated Cost of Construction as certified by Engineer	34,00,00,000	33,30,00,000
		(ii)Actual Cost of construction incurred as per the books of accounts as verified by the CA		22,06,79,201
		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.		4,80,92,319

503, 5th Floor, Amarjyoti Palace, Wardha Road, Dhantoli, Nagpur-440012.
Mobile. No: +91-9923353927: Email: arjunsphatak@yahoo.com

CA. Arjun Shridhar Phatak
Chartered Accountant
B.com, ACA, DISA (ICAI)

	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	NIL	NIL
	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 ; HDFC LTD LOAN AMOUNT(2,62,00,000)	15,00,000	6,37,23,802
		Sub-Total of Development Cost / Construction Cost	34,15,00,000	33,24,95,322

Continued....

503, 5th Floor, Amarjyoti Palace, Wardha Road, Dhantoli, Nagpur-440012.
Mobile. No: +91-9923353927: Email: arjunsphatak@yahoo.com

CA. Arjun Shridhar Phatak
Chartered Accountant
B.com, ACA, DISA (ICAI)

2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	39,89,50,000
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	38,98,57,272
4.	**% completion of Construction Work (as per Project Architect's Certificate)**	Various percentages as per the Architect's Certificate
5.	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	97.72%
6.	**Amount Which can be withdrawn from the 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 of Accounts and Bank Statement**	**38,98,57,272** **0**
7.	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	**38,98,57,272**

This certificate is being issued for RERA compliance for the Company **RADIANCE ERECTORS PRIVATE LIMITED.** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

CA. Arjun Shridhar Phatak
Membership Number: 173358
Date: 14th August, 2017
Place: Nagpur

503, 5th Floor, Amarjyoti Palace, Wardha Road, Dhantoli, Nagpur-440012.
Mobile. No: +91-9923353927: Email: arjunsphatak@yahoo.com

CA. Arjun Shridhar Phatak
Chartered Accountant
B.com, ACA, DISA (ICAI)

ADDITIONAL INFORMATION FOR ONGOING PROJECT:- FORTUNE SIRI

As on 31st July, 2017

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)	90,92,728
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)	1,88,57,903
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,05,908 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, to be calculated and certified by CA) as per Annexure A to this certificate	48,65,000
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	2,37,22,903
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	**70%**

This certificate is being issued for RERA compliance for the Company **RADIANCE ERECTORS PRIVATE LIMITED.** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

CA. Arjun Shridhar Phatak
Membership Number: 173358
Date: 14th August, 2017
Place: Nagpur

ARJUN SHRIDHAR PHATAK CHARTERED ACCOUNTANT Membership Number 173358

503, 5th Floor, Amarjyoti Palace, Wardha Road, Dhantoli, Nagpur-440012.
Mobile. No: +91-9923353927: Email: arjunsphatak@yahoo.com

ANNEXURE A

STATEMENT FOR CALCULATION OF RECEIVABLES FROM THE SALES OF THE ONGOING REAL ESTATE PROJEST "FORTUNE SIRI"

RADIANCE ERECTORS PVT LTD SIRI CUSTMOURS

SN	FLAT NO	PARTY NAME	CARPET AREA IN SQ MTR.	SALE/AGG	AGG AMT	REC AMT	BAL REC
1	A/101	UNSOLD STOCK REFER ANNEXURE-B					
2	A/102	KAMLESH C DHADE	105.908	SALE DEED OK	3648000	3648000	0
3	A/103	UMAKANT DHOTE	105.908	SALE DEED OK	3417200	3417200	0
4	A/104	HASMUKH H RATHOD	105.908	SALEDEED OK	5500000	5037000	463000
5	A/201	SUNIL PARWATE	105.908	SALE DEED OK	5137000	5137000	0
6	A/202	ANITA B KUMAR /AWDESH K SUDHANSHU	105.908	SALE DEED OK	2951000	2951000	0
7	A/203	RAMESH GHARDE	105.908	AGGREMENT	4825000	4521880	303120
8	A/204	HASMUKH H RATHOD	105.908	SALE DEED OK	4900000	4700000	200000
9	A/301	SANJAY MAHAJAN	105.908	SALE DEED OK	4721875	4721875	0
10	A/302	PRASAD MAHAJAN	105.908	SALE DEED OK	4721875	4721875	0
11	A/303	VIREN SHAH	105.908	AGGREMENT	4684100	4684100	0
12	A/304	JAYA HASMUKH RATHOD	105.908	SALEDEED OK	4900000	4700000	200000
13	A/401	ABHISHEK SHRVASTVA	105.908	SALEDEED OK	5061850	5061850	0
14	A/402	SANGEETA BELEY	105.908	SALE DEED OK	4800000	4800000	0
15	A/403	BADRIVISHAL BHARTIYA	105.908	AGGREMENT	4684100	4500000	184100
16	A/404	PRAMOD WASNIKAR	105.908	SALE DEED OK	5251000	5251000	0
17	A/501	NITESH MUNDDA	105.908	SALEDEED OK	5025000	5025000	0
18	A/502	KISHOR KUMBHARE	105.908	SALE DEED OK	4400000	4400000	0
19	A/503	ANJU BHARTIYA	105.908	AGGREMENT	4839100	4700000	139100
20	A/504	B K BHAGAT	105.908	SALE DEED OK	5385500	5385500	0
21	A/601	ARCHANA DHAPODKAR	105.908	SALE DEED OK	4788500	4788500	0
22	A/602	GHANSHYAM DHAMDE	105.908	AGGREMENT	4684100	4604205	79895
23	A/603	ROHIT PATHRABE	105.908	SALE DEED OK	4800000	4800000	0
24	A/604	NARENDRA KALE	105.908	SALE DEED OK	4500000	4500000	0
25	A/701	PRASHANT KAPILE	105.908	SALE DEED OK	4878125	4878125	0
26	A/702	GANPAT MANE	105.908	AGG TO SALE	4000000	3900000	100000
27	A/703	VIVEK UMATE	105.908	SALE DEED OK	5012000	5012000	0
28	A/704	ABHISHEK KATHWRE	105.908	SALE DEED OK	5347050	5347050	0
29	A/801	SAMIR SUMTI GIRADKAR	105.908	SALE DEED OK	4800000	4800000	0
30	A/802	SUDHIR PAITHANKAR	105.908	SALE DEED OK	5011050	5011050	0
31	A/803	SARITA AGGARWAL	105.908	SALE DEED OK	4684100	4684100	0
32	A/804	PANKAJ SOMANI	105.908	SALEDEED OK	5318280	5318280	0
33	A/901	SURESH WADHWANI	105.908	SALE DEED OK	5100000	3500000	1600000
34	A/902	NILESH UKEY	105.908	SALE DEED OK	5229350	5229350	0
35	A/903	MUKESH DECATE	105.908	AGG TO SALE	4602000	4110000	492000
36	A/904	KANCHAN WADHWANI	105.908	SALE DEED OK	5100000	3500000	1600000
1	B/101	ANANT V DESHPANDE	105.908	SALEDEED OK	5148000	5148000	0
2	B/102	SURESH G NAGDEV	105.908	SALE DEED OK	5100000	5100000	0
3	B/103	JAYA H RATHOD	105.908	SALE DEED OK	5800000	5250000	550000
4	B/104	VINOD SAMARTH	105.908	SALE DEED OK	5300051	5300051	0
5	B/201	KIRTID RAIKAR	105.908	SALE DEED OK	5000000	5000000	0
6	B/202	HARSHAD RAIKAR	105.908	SALE DEED OK	3500000	3500000	0
7	B/203	RATAN KATHOKE	105.908	SALEDEED OK	4533000	4533000	0
8	B/204	REKHA KATHOKE	105.908	SALEDEED OK	4533000	4533000	0
9	B/301	ABHAY SINGH	105.908	SALE DEED OK	4835200	4835200	0
10	B/302	VISHWAS KAMANE	105.908	AGG TO SALE	5228000	5325480	-97480
11	B/303	SHRIKANT KUDE	105.908	SALEDEED OK	4776271	4776271	
12	B/304	BABURAO URKUDE	105.908	SALEDEED OK	4776271	4776271	
13	B/401	RATNA BHAMRE	105.908	SALE DEED OK	4825000	4825000	
14	B/402	VIJAY KATKAR	105.908	SALEDEED OK	4986300	4986300	
15	B/403	PRAKASH H RATHOD	105.908	SALE DEED OK	4900000	4700000	200000
16	B/404	DEEPIKA P RATHOD	105.908	SALE DEED OK	4900000	4700000	200000
17	B/501	HEENA ASWANI	105.908	SALE DEED OK	4937000	4937000	
18	B/502	PRAWESH PAWAR	105.908	AGG TO SALE	4995200	4617812	377388
19	B/503	VIJAY RAMANI(NANDANVAN ORCHARDS)	105.908	SALE DEED OK	4950000	4950000	
20	B/504	HEENA ASWANI	105.908	SALE DEED OK	4937000	4937000	
21	B/601	YASH JIVAN MAHESHWARI	105.908	AGGREMENT	4684100	3477000	1207100
22	B/602	MOHNISH BAJAJ	105.908	AGG TO SALE	5024075	4852751	171324
23	B/603	KANISH H RATHOD	105.908	SALE DEED OK	4950000	4750000	200000

ARJUN SHRIDHAR PHATAK CHARTERED ACCOUNTANT Membership Number 173358

24	B/604	BINDIYA K RATHOD	105.908	SALE DEED OK	4950000	4750000	200000
25	B/701	HARISH MANE	105.908	AGGREMENT	4000000	3700000	300000
26	B/702	RAJESH DALAL	105.908	SALEDEED OK	5463500	5463500	
27	B/703	VIJAY RAMANI(NANDANVAN ORCHARDS)	105.908	SALE DEED OK	4950000	4950000	
28	B/704	JAYSHREE PANCHMATIYA	105.908	SALE DEED OK	3500000	3500000	
29	B/801	PURUSHOTTAMDAS HUF	105.908	SALE DEED OK	4684100	4684100	
30	B/802	BHUSHAN MASKEY	105.908	AGG TO SALE	5213000	4966563	246437
31	B/803	NITIN H RATHOD 1511	105.908	SALE DEED OK	5191000	4750000	441000
32	B/804	BHUMIKA H RATHOD	105.908	SALE DEED OK	5191000	4750000	441000
33	B/901	RAKESH AHUJA	105.908	SALEDEED OK	4604950	1000000	3604950
34	B/902	DIPALI DILIP RAGHWANSHI	105.908	SALEDEED OK	5442400	5442400	0
35	B/903	RAJESH WADHWANI	105.908	SALE DEED OK	5307000		5307000
36	B/904	JAYSHREE PANCHMATIYA	105.908	SALE DEED OK	3500000	3500000	0
1	C/101	SHISHIR SAXENA	79.925	SALE DEED OK	3729000	3729000	0
2	C/102	DAPKE	79.925	SALE DEED OK	4971000	4971000	0
3	C/103	RAJESH URAOO	79.925	SALE DEED OK	3420350	3420350	0
4	C/104	DOLLY WALIA	79.925	AGGREMENT	3573500	3274655	298845
5	C/201	RAVI KAMANE	79.925	SALE DEED OK	3762000	3762000	0
6	C/202	PANKAJ SUPEKAR	79.925	SALE DEED OK	3534000	3534000	0
7	C/203	SHREEOM TRADCOM	79.925	SALEDEED OK	3648000	3648000	0
8	C/204	HITESH SHUKLA	79.925	SALE DEED OK	3591000	3591000	0
9	C/301	CHARUDUTTA DESHPANDE	79.925	SALE DEED OK	4086900	4086900	0
10	C/302	PRIYANK DIWAKAR (3534000)	79.925	SALE DEED OK	3034000	3034000	0
11	C/303	RAJNIS RAJAN	79.925	AGGREMENT	3648000	3648000	0
12	C/304	RAGHVENDRA DIXIT	79.925	SALE DEED OK	3631000	3631000	0
13	C/401	SANTOSH WANKHEDE	79.925	SALE DEED OK	3098000	3098000	0
14	C/402	KAMLESH GUPTA	79.925	SALEDEED OK	3484000	3484000	0
15	C/403	RISHIKESH PATHAK	79.925	SALE DEED OK	3400000	3400000	0
16	C/404	SANDEEP BARAPATRE	79.925	SALE DEED OK	2834000	2834000	0
17	C/501	ALLIED TRADING CO(GIRISH MULTANI)	79.925	SALE DEED OK	3596000	3596000	0
18	C/502	ALLIED TRADING CO(GIRISH MULTANI)	79.925	SALE DEED OK	3596000	3596000	0
19	C/503	GUNWANT GADEKAR	79.925	SALE DEED OK	4147500	4147500	0
20	C/504	NILKANTH DHAMDE	79.925	AGGREMENT	3673500	3824376	-150876
21	C/601	PANKAJ JOG	79.925	SALEDEED OK	3700000	3700000	0
22	C/602	RAMAN GOMASE	79.925	SALE DEED OK	2800000	2800000	0
23	C/603	MAYANK PAREKH	79.925	SALE DEED OK	3420000	3420000	0
24	C/604	KANHIYA TORIA	79.925	SALE DEED OK	3477000	3477000	0
25	C/701	SHIKHA JAISWAL	79.925	SALE DEED OK	4177125	4177125	0
26	C/702	SUJATA VYAS	79.925	SALE DEED OK	3851000	3851000	0
27	C/703	SHAILESH GHODPAGE	79.925	SALE DEED OK	3762375	3762375	0
28	C/704	NITIN B BAGANE	79.925	SALE DEED OK	4029000	4029000	0
29	C/801	VISHAL JANGDE	79.925	SALEDEED OK	3705000	3705000	0
30	C/802	SACHIN MALWE	79.925	SALE DEED OK	3727800	3727800	0
31	C/803	MINAL DAHAKE	79.925	SALEDEED OK	3611000	3611000	0
32	C/804	MANOJ BARSAGDE	79.925	SALE DEED OK	3876000	3876000	0
33	C/901	AASHISH AMBORKAR	79.925	SALE DEED OK	4088250	4088250	0
34	C/902	CHANDRASHEKHAR GHODKE	79.925	SALE DEED OK	4029000	4029000	0
35	C/903	PRAVEEN WANJARI	79.925	SALE DEED OK	3408000	3408000	0
36	C/904	VIKSHIT KHOBRAGDE	79.925	SALEDEED OK	4236500	4236500	0
					473678373	454820470	18857903

ANNEXURE B

READY RECKNOR RATE AS ON THE DATE OF CERTIFICATE OF THE RESIDENTIAL PREMISES RS. 5 45900 PER SM. UNSOLD STOCK

SR NO	FLAT NO		CARPET AREA IN SQ MTR.	UNIT CONSIDERATION AS PER READ RECKONER RATE (ASR)		
1	A/101		105.908	4865000		

ARJUN SHRIDHAR PHATAK
CHARTERED ACCOUNTANT
Membership Number 173508