

FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of real Estate Project **Govind Wing in Golden Park - I** 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.	3,26,79,504.00	-
	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.	30,41,348.00	30,41,348.00
	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 , toward stamp duty , transfer charges, registration fees etc; And.		
	f	Lands 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 what soever payable to any authorities toward and in project of rehabilitation .		
		Sub-Total of LAND COST	3,57,20,852.00	30,41,348.00
	ii	Development Cost/Cost of Construction:		
	a.	(i) Estimated Cost of Construction as certified by Engineer.	9,25,00,000.00	1,07,53,296.17
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		



	Note: (For adding 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.	25,00,000.00	5,07,495.00
	b. Payment of Taxes , cess, fees , charges,premiums, interest etc to any statutory Authority.	1,67,893.00	1,67,893.00
	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	9,51,67,893.00	1,14,28,684.17
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column.	13,08,88,745.00	-
3	Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column.	-	1,44,70,032.17
4	% Completion of Construction Work (as per project Architect's Certificate).	-	-
5	Proportion of the Cost Incurred on land Cost and Construction Cost to the Total Estimated Cost (3/2%).	11.06%	11.06%
6	Amount which can be withdrawn from the Designated Account.		
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr number 5).	-	1,44,70,032.17
6	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank statement.	-	3,88,15,270.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate .	-	NIL
This certificate is being issued for RERA compliance for the Company GOLDEN PARK - I and is based on the records and documents produced before me and explanations provided to me by the management of the company. Yours Faithfully For, APJ & Associates Chartered Accountant  29/09/17 Abhinav Welekar (partner) M. No. 123675			

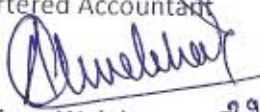
(ADDITIONL INFORMATION FOR ONGOING PROJECTS)

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).	11,64,18,712.83	-
2	Balance Amount of receivables from sold apartment as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts.	1,15,95,315.00	-
3	(i) Balance Unsold Area. (to be certified by Management and to be verified by CA from the records and books of accounts)	1,102.94	-
	(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.	4,02,55,945.92	-
4	Estimated receivables of ongoing project.Sum of 2+3(ii)	5,18,51,260.92	-
5	Amount to be deposited in designated Account- 70% or 100%	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 greater than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account		

This certificate is being issued for RERA compliance for the Company **Golden Park - I** and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully

For, APJ & Associates
Chartered Accountant


Abhinav Welekar 29/09/17
(partner)
M. No. 123675

SOLD INVENTORY

Sr.no	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /letter of Allotment	Received Amount	Balance Receivable
1	101	81.105	2800000.00	1300000.00	1500000.00
2	201	81.105	4800000.00	200000.00	4600000.00
3	304	74.163	3500000.00	2423657.00	1076343.00
4	404	74.163	4500000.00	4100000.00	400000.00
5	105	62.053	3383452.00	2305000.00	1078452.00
6	107	54.947	3256658.00	2950000.00	306658.00
7	205	62.053	3000000.00	2600000.00	400000.00
8	206	54.326	3800000.00	3240021.00	559979.00
9	302	62.652	3929675.00	3657805.00	271870.00
10	305	62.053	3300000.00	3131000.00	169000.00
11	306	54.326	3200000.00	3200000.00	0.00
12	307	54.947	2700000.00	2572716.00	127284.00
13	405	62.053	3000000.00	2557431.00	442569.00
14	406	54.326	2400000.00	2005000.00	395000.00
15	407	54.947	2840800.00	2572640.00	268160.00
TOTAL			50410585.00	38815270.00	11595315.00

**Ready Recknor Rate as on the date of certificate of the
Residential premises Rs .34080 Per SM. (28400 per sm *1.2) & Shops Rs. 48480
Per SM. (40400 per sm * 1.2)**

Sr. No	Flat No.	Carpet Area (in sq.mts)	Unit consideration as per ready Reckoner Rate (ASR)
1	Shop No. 1	21.090	1022443
2	Shop No. 2	19.836	961649
3	Shop No. 3	7.607	368787
4	Shop No. 4	14.924	723516
5	Shop No. 5	20.772	1007027
6	Shop No. 6	18.000	872640
7	Shop No. 7	18.000	872640
8	Shop No. 8	18.000	872640
9	Shop No. 9	18.000	872640
10	Shop No. 10	29.022	1406987
11	102	62.652	2135180
12	103	77.482	2640587
13	104	74.163	2527475
14	106	54.326	1851430
15	202	62.652	2135180
16	203	77.482	2640587
17	204	74.163	2527475
18	207	54.947	1872594
19	301	81.105	2764058
20	303	77.482	2640587
21	401	81.105	2764058
22	402	62.652	2135180
23	403	77.482	2640587
TOTAL		1102.944	40255946

