



2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated column	2,25,50,000/-
3	Total cost Incurred of the Real Estate Project [1(i)+1(ii)] of	1,56,96,096/-





Vinod Bhakta & Associates

Chartered Accountants

	incurred Column	
4	% Completion of construction work (as per Project Architect's/Engineer Certificate)	42.85%
5	Proportion of the cost incurred on land cost and construction cost to the total estimated cost.(3/2%)	69.60%
6	Amount Which can be withdrawn from the designated Account Total Estimated Cost* Proportion of cost incurred (Sr.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 number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	1,56,94,800/- 1,20,42,891/-
7	Net Amount which can be withdrawn from the Designated Bank Account under This Certificate	36,51,909/-

This certificate is being issued for RERA compliance for the M/s SHRIRAM SM ASSOCIATES 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 Vinod Bhakta & Associates

Chartered Accountants

CA. Chetan R Ambulkar

(Partner)

Mem. No.158118

FRN NO. 137646W





(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)	68,53,904/-
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)	40,00,000/-
3	(i) Balance Unsold area (to be certified by management and to be verified by CA from the records and books of Accounts) (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	374.51 SQ. Mtr 1,18,21,603/-
4	Estimated receivables of ongoing project. Sum of 2+3(ii)	1,58,21,603/-
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 balance receivables of ongoing project will be deposited in designated Account	28,00,000/-

This certificate is being issued for RERA compliance for the **M/s SHRIRAM SM ASSOCIATES** 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 Vinod Bhakta & Associates

Chartered Accountants

CA Chetan R Ambulkar

(Partner)

Mem. No.158118

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Vinod Bhakta & Associates

Chartered Accountants

Annexure A

Statement for calculation of Receivables from the sales of ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (insq.mtrs.)	Unit Consideration as per Agreement / Letter of allotment	Received Amount	Balance Receivable
1	101	64.660Sq.mtrs.	30,00,000/-	10,00,000/-	20,00,000/-
2	301	64.660Sq.mtrs.	30,00,000/-	10,00,000/-	20,00,000/-

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

Of the residential/ commercial Premises Rs.47,300/- Per Sq Mtr.

Sr. No.	Flat No.	Carpet Area (insq.mtrs.)	Unit Consideration as per Ready Recknor Rate(ASR)
1	G-1	10.64 sq.mtrs.	503272/-
2	G-2	10.63 sq.mtrs.	502799/-
3	G-3	10.64 sq.mtrs.	503272/-
4	102	53.320 sq.mtrs.	1604932/-
5	201	64.660 sq.mtrs.	1946266/-
6	202	53.320 sq.mtrs.	1604932/-
7	302	53.320 sq.mtrs.	1604932/-
8	401	64.660 sq.mtrs.	1946266/-
9	402	53.320 sq.mtrs.	1604932/-



HEAD OFFICE : 102, Ulhas Nagar, Manewada Road, Nagpur - 440027. Contact No. : 9850304058, 9766726018

BRANCH OFF. : Behind Jeevan Vikas Vidyalaya, Jogithana Peth, Umred, Dist. Nagpur. - 441 203. Email : chetanambulkar@ca@gmail.com, chetan@ttglobaltours.com



FORM-3[see Regulation 3] Date: 03/09/2017

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project Maha RERA 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	80,00,000 /-	80,00,000 /-
	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		
	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	5,50,000/-	5,50,000/-
	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)		



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