AMIT R. SURANA & CO.
CHARTERED ACCOUNTANTS
First Floor, Gurushankar Apart., Plot No. - 4A, Amravati Road,
Tilak Nagar, Nagpur- 440 010 (M.S.)
Telefax: 0712-2549997, Cell: 9372519000
email: amit_surana@rediffmail.com

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 **(For Registration)**

[Residential Layout Project named and styled as Aaditya Premium III - Phase I situated on P.H. No. 45, Kh No. 52/01 & 52/02 (Partial), Village Takli, Taf: Hingna, Dist: Nagpur- 441110]

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	17,757,888	16,497,807
		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	1,500,000	-
		c.		Acquisition cost of TDR (if any)	NA	NA
		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	48,117	48,117
		f.		Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
		g.		Under Rehabilitation scheme:		
			(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
			(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA
				Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	NA	NA
			(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,	NA	NA
			(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.	NA	NA
				Sub-Total of LAND COST	19,306,004	16545924

	ii			**Development Cost/ Cost of Construction :**		
		a.	(i)	Estimated Cost of Construction as certified by Engineer	10492015	0
			(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	0	848404
				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.	0	0
		b.		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	500000	0
		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 ;	NA	NA
				Sub-Total of Development Cost	10992015	848404
2				**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	30298019	
3				**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	17394328	
4				**% completion of Construction Work (as per Project Architect's Certificate)**	5%	
5				**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	57.41%	
				6.Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	17394328	
6				**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	15779501	
7				**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	1614827	

This certificate is being issued for RERA compliance for the Company[**Aaditya Infrastructures for Residential Layout Project named and styled as Aaditya Premium III - Phase I situated on P.H. No. 45, Kh No. 52/01 & 52/02 (Partial), Village Takli, Taf: Hingna, Dist: Nagpur- 441110**] 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 Amit R. Surana & Co
Chartered Accountants
FRN: 127396W

(CA Amit R. Surana)
Proprietor
M.No. 123451
Dated: 31/07/2017

AMIT R. SURANA & CO. NAGPUR CHARTERED ACCOUNTANTS

(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)	12903691
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)	30514957
3	(i)			Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	453.440
	(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	2176512
4				Estimated receivables of ongoing project. Sum of 2 + 3(ii)	32691469
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	22884028.3
				IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	Not Applicable

This certificate is being issued for RERA compliance for the Company[Aaditya Infrastructures for Residential Layout Project named and styled as Aaditya Premium III - Phase I situiated on P.H. No. 45, Kh No. 52/01 & 52/02 (Partial), Village Takli, Taf: Hingna, Dist: Nagpur- 441110] 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 Amit R. Surana & Co
Chartered Accountants
FRN: 127396W



(CA Amit R. Surana)
Proprietor
M.No. 123451
Dated: 31/07/2017

[Residential Layout Project named and styled as Aaditya Premium III - Phase I situated on P.H. No. 45, Kh No. 52/01 & 52/02 (Partial), Village Takli, Taf: Hingna, Dist: Nagpur- 441110]

Annexure to Certificate in Form -03 dated 31/07/2017

Annexure A

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

Sold Inventory

Sr. No.	Plot No.	Carpet Area (in sq.mts)	Unit Consideration as per Agreement /Letter of Allotment*	Received Amount	Balance Receivable
1	1	451.88	3648030	2021000	1627030
2	2	474.00	3826605	1046000	2780605
3	3	474.00	3826605	1840000	1986605
4	4	474.00	3826605	920000	2906605
5	5	454.76	3671280	1900000	1771280
6	7	166.15	1341330	950000	391330
7	8	163.50	1319933	750000	569933
8	9	160.08	1298543	757501	541042
9	10	159.96	1291358	360000	931358
10	11	166.15	1341330	360000	981330
11	12	213.90	1726815	11000	1715815
12	13	192.28	1552275	21000	1531275
13	14	191.00	1541940	400000	1141940
14	15	191.00	1541940	101000	1440940
15	16	193.43	1561560	900000	661560
16	17	195.00	1574235	371000	1203235
17	18	191.00	1541940	101000	1440940
18	19	191.00	1541940	611000	930940
19	20	192.28	1552275	908000	644275
20	21	215.28	1737953	100000	1637953
21	22	210.33	1697993	531000	1166993
22	23	206.28	1665300	320000	1345300
23	24	206.45	1666673	500000	1166673
		5,733.71	46294458		
Total Rs.				**15779501**	**30514957**

Note: Unit Consideration as per Agreement /Letter of Allotment has been mentioned as per information submitted by the client as the agreement / alotment letter were not produced before us.

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs 4,800/- per sm.

Sr. No.	Plot No.	Carpet Area (in sq.mts)	Unit Consideration as per Read Reckoner Rate(ASR)
1	6	453.440	2176512
Total		**453.440**	**2176512**

