CA
A S B & ASSOCIATES
CHARTERED ACCOUNTANTS

331, BAWA TOWER, SEC-17
VASHI, NAVI-MUMBAI-400703.
PHONE NO. 022-49706730
EMAIL: adminvashi@asbassociates.in
Website: www.asbassociates.in

FORM-3

ICAI UDIN No.: 21130915AAAAAQ5830

Cost of Real Estate Project Rs. 5,60,00,000/-
RERA Registration Number _____
Project:-Riddhi Siddhi Phase-II, Plot No-59/1, Washim, Lakhala.

Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i. Land Cost: a. The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc. b. Amount paid for Acquisition/ purchase of TDR (if any) c. Amount paid to the competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.	1,10,00,000/-	1,10,80,000/-
	Sub – Total of Land Cost	**1,10,00,000/-**	**1,10,80,000/-**
	ii. Development Cost/ Cost of Construction: a. (i) Estimated Cost of Construction as certified by Engineer (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. b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. 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;	4,50,00,000/-	1,55,00,000/-
	Sub – Total of Development Cost	**4,50,00,000/-**	**1,55,00,000/-**

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	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.	5,60,00,000/-	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		2,65,80,000/-
	4. Percentage completion of construction work (as per Project Architect's Certificate)		36%
	5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.		19.64.%
	6. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred as per (2 & 5)		2,65,80,000/-
	7. Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		
	8. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		2,65,80,000/-

Yours Faithfully,
For **ASB and Associates**
Chartered Accountant
Firm Reg. No. 134676W

Sureshkumar S Jain
Membership Number 130915

Date: 11th May 2021

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(Additional Information for Ongoing Projects)

		Amount (Rs.)	
		Estimate	**Incurred**
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)		2,95,00,000/-
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)		NIL
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		2549.44
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)		5,92,00,000/-
5.	Amount to be deposited in Designated Account – 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables of On-going 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		4,14,40,000/- 70%

This certificate is being issued for RERA compliance for the Company **Tecton Builder's & Developers Pvt Ltd** 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 **ASB and Associates**
Chartered Accountant
Firm Reg. No. 134676W

Sureshkumar S Jain
Membership Number 130915

Date: 11th May 2021

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1. **Unsold Inventory Valuation**

Ready Recknor Rate as on the date of Certificate of the Residential premises

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	FLAT G-001	61.68	1400000
2	FLAT G-002	61.68	1400000
3	FLAT G-003	35.76	1000000
4	FLAT G-004	35.76	1000000
5	FLAT G-101	61.68	1400000
6	FLAT G-102	61.68	1400000
7	FLAT G-103	73.30	1700000
8	FLAT G-104	73.30	1700000
9	FLAT G-201	61.68	1400000
10	FLAT G-202	61.68	1400000
11	FLAT G-203	73.30	1700000
12	FLAT G-204	73.30	1700000
13	FLAT G-301	61.68	1400000
14	FLAT G-302	61.68	1400000
15	FLAT G-303	73.30	1700000
16	FLAT G-304	73.30	1700000
17	FLAT G-401	61.68	1400000
18	FLAT G-402	61.68	1400000
19	FLAT G-403	73.30	1700000
20	FLAT G-404	73.30	1700000
21	FLAT H-001	35.76	1000000
22	FLAT H-002	35.76	1000000
23	FLAT H-003	61.68	1400000
24	FLAT H-004	61.68	1400000
25	FLAT H-101	73.30	1700000
26	FLAT H-102	61.68	1400000
27	FLAT H-103	61.68	1400000
28	FLAT H-104	73.30	1700000
29	FLAT H-201	73.30	1700000
30	FLAT H-202	61.68	1400000

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31	FLAT H-203	61.68	1400000
32	FLAT H-204	73.30	1700000
33	FLAT H-301	73.30	1700000
34	FLAT H-302	61.68	1400000
35	FLAT H-303	61.68	1400000
36	FLAT H-304	73.30	1700000
36	FLAT H-401	73.30	1700000
38	FLAT H-402	61.68	1400000
39	FLAT H-403	61.68	1400000
40	FLAT H-404	73.30	1700000
TOTAL			**5,92,00,000/-**