

M/S H Z & ASSOCIATES	
Shop no. 13, First Floor, Gandhi Market, Jaistambh Square, Amravaati - 444601	
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FORM-3
[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Estate Project MahaRERA Registration Number P50300007239 OF
DREAMZ PARK - WING A

Sr. No.	Particulars	Amount	
		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.	7,553,095.00	7,553,095.00
	b) Amount of Premium payable to obtain develop-ment 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)	6,569,500.00	6,569,500.00
	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	540,213.00	540,213.00
	e) Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	f) 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.	-	-



ii	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 whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of LAND COST	14,662,808.00	14,662,808.00
	Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer.	124,855,810.00	14,586,240.00
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		14,636,240.00
	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.	12,500,000.00	704,388.00
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	6,488,249.00	6,488,249.00
	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 :-	10,000,000.00	
	Principal Loan (proposed to be applied for)		5,00,00,000
	Sub-Total of DEVELOPMENT COST	153,844,059.00	21,778,877.00



2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	168,506,867.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(iii)] of Incurred Column.	36,441,685.00
4	% completion of Construction Work % (as per Project Architect's Certificate)	12.00
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	21.63
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	36,441,685.00
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	5,341,908.60
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	31,099,776.40

This certificate is being issued for RERA compliance for the promoter **M/s Dreamz Infraspace (Dreamz PARK Wing A - Registration No. P50300007239)** and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

Place:-Amravati
Date:- 05/01/2018



Yours Faithfully,
For H. Z. & Associates
FRN - 144091W


CA. Deepak S. Zambani
Partner
M. no. 150719

(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)	168,506,867.00
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)	92,064,110.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2,967.98
	(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	75,353,370.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	167,417,480.00
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)	70.00

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Place:-Amravati
Date:- 05/01/2018



Yours Faithfully,
For H. Z. & Associates
FRN - 144091W


CA. Deepak S. Zambani
Partner
M. no. 150719

Annexure A

Statement of Calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr No.	Flat No.	Carpet Area (In Sq mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
1	101.00	50.27	2,500,000.00	100,000.00	2400000
2	102.00	53.15	2,500,000.00	100,000.00	2400000
3	104.00	51.18	2,436,000.00	400,000.00	2036000
4	112.00	50.06	2,472,000.00	618,000.00	1854000
5	114.00	51.35	2,425,000.00	513,990.00	1911010
6	202.00	53.21	2,441,600.00	100,000.00	2341600
7	210.00	52.50	2,380,000.00	100,000.00	2280000
8	212.00	50.00	2,250,000.00	100,000.00	2150000
9	214.00	51.28	2,300,000.00	100,000.00	2200000
10	302.00	53.15	2,272,400.00	100,000.00	2172400
11	303.00	52.03	2,155,400.00	100,000.00	2055400
12	304.00	51.18	2,111,200.00	300,000.00	1811200
13	305.00	56.58	2,251,600.00	100,000.00	2151600
14	306.00	41.91	1,630,200.00	100,000.00	1530200
15	307.00	53.90	2,184,000.00	100,000.00	2084000
16	308.00	51.51	2,176,200.00	500,000.00	1676200
17	309.00	52.50	2,197,000.00	350,000.00	1847000
18	310.00	51.31	2,210,000.00	110,000.00	2100000
19	311.00	50.05	2,132,000.00	100,000.00	2032000
20	312.00	50.06	2,142,400.00	40,000.00	2102400
21	313.00	53.41	2,275,000.00	100,000.00	2175000
22	314.00	51.35	2,100,000.00	100,000.00	2000000
23	316.00	52.72	2,173,000.00	250,000.00	1923000
24	318.00	51.14	2,197,000.00	300,000.00	1897000
25	401.00	50.23	2,000,000.00	100,000.00	1900000
26	402.00	53.21	2,185,000.00	100,000.00	2085000
27	404.00	51.22	2,030,000.00	100,000.00	1930000
28	414.00	51.28	2,150,000.00	100,000.00	2050000
29	415.00	51.67	2,087,500.00	50,000.00	2037500
30	416.00	51.76	2,090,000.00	50,000.00	2040000
31	502.00	53.15	2,097,600.00	100,000.00	1997600
32	504.00	51.18	1,948,800.00	100,000.00	1848800
33	506.00	41.91	1,504,800.00	100,000.00	1404800
34	508.00	51.51	2,008,800.00	100,000.00	1908800



Sr No.	Flat No.	Carpet Area (In Sq mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
35	509.00	52.50	2,028,000.00	100,000.00	1928000
36	510.00	51.31	2,040,000.00	100,000.00	1940000
37	512.00	50.06	1,977,600.00	100,000.00	1877600
38	513.00	53.14	2,100,000.00	500,000.00	1600000
39	514.00	51.35	2,040,000.00	50,000.00	1990000
40	515.00	52.37	2,004,000.00	100,000.00	1904000
41	516.00	52.72	2,006,400.00	100,000.00	1906400
42	602.00	53.12	2,000,000.00	100,000.00	1900000
43	606.00	51.47	1,442,100.00	11,000.00	1431100
44	612.00	51.28	2,000,000.00	100,000.00	1900000
45	613.00	49.31	2,012,500.00	100,000.00	1912500
46	614.00	47.55	1,955,000.00	250,000.00	1705000
47	410.00	52.50	2,100,000.00	945,000.00	1155000
48	605.00	53.88	1,932,000.00	1,350,000.00	582000
Total -		2465.48	101,652,100.00	9,587,990.00	92,064,110.00

Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate of the Residential Rs. 25200/- and commercial

Sr No.	Flat/Shop No.	Carpet Area (In Sq mtrs)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	103	52.03	1,311,156.00
2	105	56.58	1,425,816.00
3	106	41.91	1,056,132.00
4	107	53.90	1,358,280.00
5	108	51.51	1,298,052.00
6	109	52.50	1,323,000.00
7	110	51.31	1,293,012.00
8	111	50.05	1,261,260.00
9	113	53.41	1,345,932.00
10	115	52.37	1,319,724.00
11	116	52.72	1,328,544.00
12	117	52.56	1,324,512.00
13	118	51.14	1,288,728.00
14	201	50.23	1,263,746.00



Sl No.	Flat/Shop No.	Carpet Area (In Sq mtrs)	Unit Consideration as per Ready Reckoner Rate (ASR)
15	203	52.00	1,310,400.00
16	204	51.22	1,290,744.00
17	205	56.60	1,426,320.00
18	206	41.88	1,055,376.00
19	207	53.88	1,357,776.00
20	208	51.47	1,297,044.00
21	209	52.26	1,316,952.00
22	211	50.04	1,261,008.00
23	213	53.41	1,345,932.00
24	215	51.67	1,302,084.00
25	216	51.76	1,304,352.00
26	217	52.56	1,324,512.00
27	218	51.14	1,288,728.00
28	301	50.27	1,266,804.00
29	315	52.37	1,319,724.00
30	317	52.56	1,324,512.00
31	403	52.00	1,310,400.00
32	405	56.60	1,426,320.00
33	406	41.88	1,055,376.00
34	407	53.88	1,357,776.00
35	408	51.47	1,297,044.00
36	409	52.26	1,316,952.00
37	411	50.04	1,261,008.00
38	412	50.00	1,260,000.00
39	413	53.41	1,345,932.00
40	417	52.56	1,324,512.00
41	418	51.14	1,288,728.00
42	501	50.27	1,266,804.00
43	503	52.03	1,311,156.00
44	505	56.58	1,425,816.00
45	507	53.90	1,358,280.00
46	511	50.05	1,261,260.00
47	517	52.56	1,324,512.00
48	518	51.14	1,288,728.00
49	601	50.23	1,265,796.00
50	603	52.00	1,310,400.00
51	604	56.60	1,426,320.00
52	607	52.50	1,323,000.00
53	608	52.26	1,316,952.00
54	609	50.03	1,260,756.00
55	610	50.01	1,260,252.00



Sr No.	Flat/Shop No.	Carpet Area (In Sq mtrs)	Unit Consideration as per Ready Reckoner Rate (ASR)
56	611	53.44	1,346,686.00
57	S1	15.90	524,700.00
58	S2	14.90	491,700.00
59	S3	11.05	364,650.00
60	S4	15.21	501,930.00
61	S5	14.77	487,410.00
	Total	2967.98	75,353,370.00

