M/S G A D & ASSOCIATES
Shop no. 13, Second Floor, Gandhi Market,
Jaistambh Square, Amravaati - 444601
Mob. No. +91 9420076355 email id - cagadassociates@gmail.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 of **MALOO CONSTRUCTION PROJECT NAME - PARAG COMPLEX PHASE 1 MAHARERA reg. no. P50300023712**
(as on 30/06/2021)

Sr. No.		Particulars	Amount in 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.	41,90,323.00	41,90,323.00
		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.	14,04,894.00	14,04,894.00
		c) Acquisition cost of TDR (if any)	6,54,160.00	6,54,160.00
		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	-	-
		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. 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	62,49,377.00	62,49,377.00
	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).	2,07,90,000.00	12,70,497.00
		(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 mainten-ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	3,00,000.00	-

Chartered Accountants

		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 :-	-	-
		Principal Loan		-
		Sub-Total of DEVELOPMENT COST	2,10,90,000.00	12,70,497.00
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		2,73,39,377.00
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		75,19,874.00
4		% completion of Construction Work % (as per Project Architect's Certificate)		NA
5		Proportion of the Cost incurred on Land Cost and 0 % Construction Cost to the Total Estimated Cost. (3/2 %)		27.51
6		Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		75,19,874.00
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.		75,19,874.00

This certificate is being issued for RERA compliance for the promoter **Maloo Construction for Project Parag Complex Phase 1 MAHARERA Reg. No. P50300023712** 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 G A D & Associates
FRN - 146550W

CA. Deepak S. Zambani
Partner
M. no. 150719
UDIN - 21150719AAAABE2149

Place:-Amravati
Date:- 14/08/2021

G A D & ASSOCIATES Chartered Accountants AMRAVATI

(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)	**1,98,19,503.00**
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	**1,157.28**
	(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	**3,38,93,838.00**
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**3,38,93,838.00**
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%**

This certificate is being issued for RERA compliance for the promoter **Maloo Construction for Project Parag Complex Phase 1 MAHARERA Reg. No. P50300023712** 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 G A D & Associates
FRN - 146550W

CA. Deepak S. Zambani
Partner
M. no. 150719
UDIN - 21150719AAAABE2149

Place:-Amravati
Date:- 30/09/2020

G A D & ASSOCIATES Chartered Accountants AMRAVATI

Annexure A (Parag Complex Phase I)

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

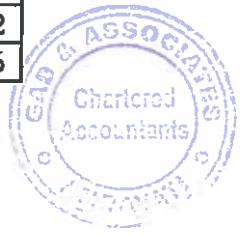
Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
NIL					
	TOTAL		-	-	-

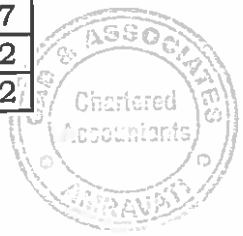
Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs. 29287/-(Average) per sm.

Sr. No.	Flat / Shop No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	01A	27.19	8,70,352
2	01B	27.19	8,70,352
3	02A	27.19	8,70,352
4	02B	27.19	8,70,352
5	3	22.57	7,22,466



6	4	22.57	7,22,466
7	5	22.57	7,22,466
8	6	22.57	7,22,466
9	7	22.57	7,22,466
10	8	22.57	7,22,466
11	9	22.57	7,22,466
12	10	22.57	7,22,466
13	101	27.19	7,71,652
14	101A	27.19	7,71,652
15	102	27.19	7,71,652
16	102A	27.19	7,71,652
17	103	22.57	6,40,537
18	104	22.57	6,40,537
19	105	22.57	6,40,537
20	106	22.57	6,40,537
21	107	22.57	6,40,537
22	108	22.57	6,40,537
23	109	22.57	6,40,537
24	110	22.57	6,40,537
25	201	27.19	7,71,652
26	201A	27.19	7,71,652
27	202	27.19	7,71,652
28	202A	27.19	7,71,652
29	203	22.57	6,40,537
30	204	22.57	6,40,537
31	205	22.57	6,40,537
32	206	22.57	6,40,537
33	207	22.57	6,40,537
34	208	22.57	6,40,537
35	209	22.57	6,40,537
36	210	22.57	6,40,537
37	301	27.19	7,71,652
38	301A	27.19	7,71,652



39	302	27.19	7,71,652
40	302A	27.19	7,71,652
41	303	22.57	6,40,537
42	404	22.57	6,40,537
43	305	22.57	6,40,537
44	306	22.57	6,40,537
45	307	22.57	6,40,537
46	308	22.57	6,40,537
47	309	22.57	6,40,537
48	310	22.57	6,40,537
		1,157.28	**3,38,93,838**

