DARSHAN WAKHARIYA & CO
CHARTERED ACCOUNTANT

Malgujaripura, Manapure Road
Near Lohiya Clinic, Wardha 442001
Ph. No.+91 9422964428, +91 7020817579
email id : darshan.wakhariya@gmail.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUESNT WITHRAWAL OF MONEY)

Cost of Real Estate Project Maha RERA Registration Number _____

Sr No.	Particulars	Amount (Rs.) Estimated	Incurred
1. i)	**Land Cost:**		
a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	2,67,42,000	1,41,42,000
b)	Amount of Premium payable to obtain development rights, 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, resgistration fees etc; and	-	-
f)	Land Premium payable as per annual statement of rates (ASR) for development 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)	-	-
iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost,	-	-
iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub Total of LAND COST Rs.	**2,67,42,000**	**1,41,42,000**

DARSHAN WAKHARIYA & CO. FRN No. 143873W CHARTERED ACCOUNTANT

Scanned by CamScanner

ii)	**Development Cost / Cost of Construction:**		
a (i)	Estimated Cost of Construction as certified by Engineer		1,54,61,252
(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)		-
a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		-
b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.		-
c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		-
	Sub Total of Development Cost		-
2	**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**		4,22,03,252
3	**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**		1,41,42,000
4	% completion of Construction Work (as per Project Architect's Certificate)		0.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		33.51%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5) Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement **(Note: 'Nil' booking amount received from allottes)**		1,41,42,000 -
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,41,42,000

This certificate is being issued for RERA compliance for the **SAI SAHARA LAND DEVELOPERS** and is based on the records and documents produced before me and explanations provided to me by the **Partner of SAI SAHARA LAND DEVELOPERS.**

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426

DARSHAN WAKHARIYA & CO. ★ FRN No. 143873W ★ CHARTERED ACCOUNTANT

Scanned by CamScanner

(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)	N.A.
2	Balance amount of receivables from sold apartments as per annexure A to this Certificate (as certified by Charted Accountant as verified from the records and books of Accounts)	N.A.
3 i	Balance unsold area (Sq. M) (to be cerified by Management and to be verified by CA from the records and books of accounts)	N.A.
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)	N.A.
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	N.A.
5	Amount to be deposited in Designed Account - 70% or 100%	N.A.
	If 4 is greater than 1, then 70% of the balance receivables of ongoing project wil be deposited in designated account If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	

This certificate is being issued for RERA compliance for the **SAI SAHARA LAND DEVELOPERS** and is based on the records and documents produced before me and explanations provided to me by the **Partner of SAI SAHARA LAND DEVELOPERS.**

Yours Faithfully
Signature of Chartered Accountant

DARSHAN WAKHARIYA & CO. ★ FRN No. 143873W ★ CHARTERED ACCOUNTANT

For Darshan Wakhariya & Co
Chartered Accountants
FRN: 143873W

Darshan D. Wakhariya
(Proprietor)
M.No. 168426

Date: 03-10-2018
Place: Wardha

Scanned by CamScanner

Annexure A

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

(Sold Inventory)

Sr No	Flat No / Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
NIL					

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate is Rs.1650 /- Per sm.

Sr No	Plot no	Plot Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	1	146.52	2,41,752
2	2	139.75	2,30,585
3	3	137.55	2,26,957
4	4	135.55	2,23,658
5	5	133.55	2,20,359
6	6	131.35	2,16,731
7	7	129.35	2,13,432
8	8	128.75	2,12,442
9	9	129.55	2,13,762
10	10	130.35	2,15,081
11	11	131.15	2,16,401
12	12	131.95	2,17,721
13	13	132.95	2,19,370
14	14	133.95	2,21,020
15	15	134.75	2,22,338
16	16	144.32	2,38,124
17	17	163.42	2,69,644
18	18	123.21	2,03,289
19	19	123.21	2,03,289
20	20	123.21	2,03,289
21	21	123.21	2,03,289
22	22	123.21	2,03,289
23	23	123.21	2,03,289
24	24	123.21	2,03,289
25	25	123.21	2,03,289
26	26	123.21	2,03,289
27	27	123.21	2,03,289
28	28	123.21	2,03,289
29	29	123.21	2,03,289
30	30	175.02	2,88,777
31	31	125.96	2,07,840
32	32	129.15	2,13,102
33	33	130.63	2,15,543
34	34	127.82	2,10,909
35	35	127.82	2,10,909
36	36	127.82	2,10,909

PARSHAN WAKHARIYA & CO. FRN No 143873W CHARTERED ACCOUNTANT

Scanned by CamScanner

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate is Rs.1650 /- Per sm.

Sr No	Plot no	Plot Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
37	37	127.82	2,10,909
38	38	127.82	2,10,909
39	39	131.40	2,16,814
40	40	93.47	1,54,219
41	41	93.47	1,54,219
42	42	93.47	1,54,219
43	43	93.47	1,54,219
44	44	126.45	2,08,649
45	45	126.45	2,08,649
46	46	93.47	1,54,219
47	47	93.47	1,54,219
48	48	93.47	1,54,219
49	49	93.47	1,54,219
50	50	124.52	2,05,466
51	51	136.32	2,24,929
52	52	103.96	1,71,538
53	53	103.96	1,71,538
54	54	103.96	1,71,538
55	55	103.96	1,71,538
56	56	129.95	2,14,422
57	57	129.95	2,14,422
58	58	103.96	1,71,538
59	59	103.96	1,71,538
60	60	103.96	1,71,538
61	61	103.96	1,71,538
62	62	132.75	2,19,039
63	63	125.96	2,07,840
64	64	112.71	1,85,970
65	65	124.23	2,04,987
66	66	116.51	1,92,237
67	67	116.51	1,92,237
68	68	126.60	2,08,896
69	69	133.16	2,19,715
70	70	139.73	2,30,553
71	71	142.11	2,34,479
72	72	139.75	2,30,585
73	73	146.43	2,41,604
74	74	164.39	2,71,244



Scanned by CamScanner