ANKIT TALREJA & ASSOCIATES
CHARTERED ACCOUNTANTS
C-402, Shiv Height, Beltarodi Road, Nagpur
Mob. No. 8421633517, Email : caankittalreja@gmail.com

FORM-3

Cost of Real Estate Project MahaRERA Registration Number (Yet to be allotted)

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	1,47,00,000	1,47,00,000
	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	2,01,13,071	1,71,13,071
	c.	Acquisition cost of TDR (if any)	1,53,00,000	1,53,00,000
	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	50,38,300	50,38,300
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
		Sub-Total of LAND COST	**5,51,51,371**	**5,21,51,371**
		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**	11,23,86,660	2,53,34,863

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		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.	2,59,39,393	57,40,028
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	10,00,000	4,50,000
	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 ;	3,34,70,184	1,16,62,359
		Sub-Total of Development Cost	**17,27,96,237**	**4,31,87,250**

2.	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**22,79,47,608**
3.	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**9,53,38,621**
4.	**% completion of Construction Work (as per Project Architect's Certificate)**	**-**
5.	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	**41%**

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6.	**Amount Which can be withdrawn from the Designated Account** Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) **Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	**9,53,38,621** **1,85,95,500**
7.	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	**7,67,43,121**

This certificate is being issued for RERA compliance for the Company M/s **Tarangan Infraventures Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

ANKIT TALREJA & ASSOCIATES * NAGPUR * CHARTERED ACCOUNTANTS

Membership Number: 177608
CA Ankit Talreja
Nagpur
06th June 2017

ANKIT TALREJA & ASSOCIATES
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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)	13,26,08,987
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)	3,56,13,426
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	3,687.11 Sq Mtrs 19,91,03,940
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	23,47,17,366
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 IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	16,43,02,156 -

This certificate is being issued for RERA compliance for the Company **Tarangan Infraventures Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

ANKIT TALREJA & ASSOCIATES CHARTERED ACCOUNTANTS NAGPUR

Ankit

Membership Number: 177608
CA Ankit Talreja
Nagpur
06th June 2017

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Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	102	52.673	3,302,600.00	200,000.00	3,102,600.00
2	301	52.673	2,850,000.00	1,100,000.00	1,750,000.00
3	103	52.673	3,130,607.00	1,600,000.00	1,530,607.00
4	201	52.673	2,685,000.00	1,010,000.00	1,675,000.00
5	107	52.673	3,029,619.00	1,350,000.00	1,679,619.00
6	208	52.673	2,688,000.00	2,000,000.00	688,000.00
7	501	52.673	2,850,000.00	1,500,000.00	1,350,000.00
8	601	52.673	2,748,000.00	50,000.00	2,698,000.00
9	1001	52.673	2,748,000.00	200,000.00	2,548,000.00
10	207	52.673	2,748,000.00	51,000.00	2,697,000.00
11	502	52.673	2,850,000.00	1,460,000.00	1,390,000.00
12	308	52.673	2,910,000.00	1,551,000.00	1,359,000.00
13	108	52.673	3,513,000.00	200,000.00	3,313,000.00
14	607	52.673	3,005,000.00	1,695,000.00	1,310,000.00
15	101	52.673	3,743,200.00	1,900,000.00	1,843,200.00
16	105	52.673	3,397,900.00	2,500,000.00	897,900.00
17	305	52.673	3,100,000.00	177,500.00	2,922,500.00
18	401	52.673	2,910,000.00	51,000.00	2,859,000.00
Total		**948.114**	**54,208,926.00**	**18,595,500.00**	**35,613,426.00**

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(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

Of the Residential /commercial premises Rs 54000 per sm. at Carpet Area *(Cost at carpet Area = 1.2 of Cost at Built up area (i.e. Rs 45000 per sm.)

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	104	52.673	2,844,342.00
2	106	52.673	2,844,342.00
3	202	52.673	2,844,342.00
4	203	52.673	2,844,342.00
5	204	52.673	2,844,342.00
6	205	52.673	2,844,342.00
7	206	52.673	2,844,342.00
8	302	52.673	2,844,342.00
9	303	52.673	2,844,342.00
10	304	52.673	2,844,342.00
11	306	52.673	2,844,342.00
12	307	52.673	2,844,342.00
13	402	52.673	2,844,342.00
14	403	52.673	2,844,342.00
15	404	52.673	2,844,342.00
16	405	52.673	2,844,342.00
17	406	52.673	2,844,342.00
18	407	52.673	2,844,342.00
19	408	52.673	2,844,342.00
20	503	52.673	2,844,342.00
21	504	52.673	2,844,342.00
22	505	52.673	2,844,342.00
23	506	52.673	2,844,342.00
24	507	52.673	2,844,342.00
25	508	52.673	2,844,342.00
26	602	52.673	2,844,342.00
27	603	52.673	2,844,342.00
28	604	52.673	2,844,342.00
29	605	52.673	2,844,342.00
30	606	52.673	2,844,342.00
31	608	52.673	2,844,342.00
32	701	52.673	2,844,342.00
33	702	52.673	2,844,342.00
34	703	52.673	2,844,342.00
35	704	52.673	2,844,342.00
36	705	52.673	2,844,342.00
37	706	52.673	2,844,342.00
38	707	52.673	2,844,342.00
39	708	52.673	2,844,342.00

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40	801	52.673	2,844,342.00
41	802	52.673	2,844,342.00
42	803	52.673	2,844,342.00
43	804	52.673	2,844,342.00
44	805	52.673	2,844,342.00
45	806	52.673	2,844,342.00
46	807	52.673	2,844,342.00
47	808	52.673	2,844,342.00
48	901	52.673	2,844,342.00
49	902	52.673	2,844,342.00
50	903	52.673	2,844,342.00
51	904	52.673	2,844,342.00
52	905	52.673	2,844,342.00
53	906	52.673	2,844,342.00
54	907	52.673	2,844,342.00
55	908	52.673	2,844,342.00
56	1002	52.673	2,844,342.00
57	1003	52.673	2,844,342.00
58	1004	52.673	2,844,342.00
59	1005	52.673	2,844,342.00
60	1006	52.673	2,844,342.00
61	1007	52.673	2,844,342.00
62	1008	52.673	2,844,342.00
63	1101	52.673	2,844,342.00
64	1102	52.673	2,844,342.00
65	1103	52.673	2,844,342.00
66	1104	52.673	2,844,342.00
67	1105	52.673	2,844,342.00
68	1106	52.673	2,844,342.00
69	1107	52.673	2,844,342.00
70	1108	52.673	2,844,342.00
TOTAL		**3687.11**	**199,103,940.00**