



M/s G A D & ASSOCIATES

CHARTERED ACCOUNTANTS

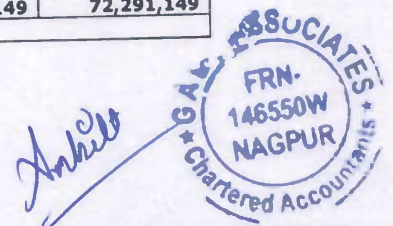
FORM-3 CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project of Tarangan Infraventures Private Limited for Project Titles as "Pioneer Tamarind Court-Plot No.3" bearing Maha RERA Reg No. **P50500000429**

Project Name: Pioneer Tamarind Court-Plot No.3
(AS ON 30th September 2019)

Location: Nagpur

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.	55,882,433	55,882,433
	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.	14,339,353	14,339,353
	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, registration fees etc ; and	2,069,363	2,069,363
	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	72,291,149	72,291,149



*Shop no. 13, First Floor, M. G. Market Jaistambh Square, Amravati – 444601
* Flat no. E304, Shiv Height, Beltarodi Road, Near Manish Nagar, Nagpur-440032



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CHARTERED ACCOUNTANTS

ii	Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer.	161,704,698	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		149,126,864
	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.	8,425,505	8,425,505
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	350,000	319,582
	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 ;	88,518,169	88,518,169
	Sub-Total of DEVELOPMENT COST	258,998,372	246,390,120
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		331,289,521
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		318,681,269
4	% completion of Construction Work % (as per Project Architect's Certificate)		NA





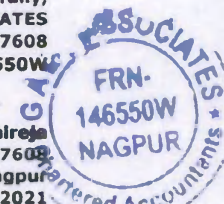
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CHARTERED ACCOUNTANTS

5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	96.19%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	318,681,269
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	168,492,126
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	150,189,143

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

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W
Ankit
CA. Ankit Talreja
MRN-177608
Nagpur
01st August 2021
UDIN:21177608AAAADB9600





M/s G A D & ASSOCIATES

CHARTERED ACCOUNTANTS

(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)	12,608,252
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)	36,732,248
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2,253.55
	(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	73,204,448
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	109,936,696
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	76,955,687

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

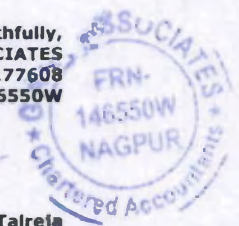
Date:-01/08/2021
Place:-Nagpur

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit

CA. Ankit Talreja
Nagpur

01st August 2021
UDIN:21177608AAAADB9600

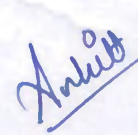


Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	614	50.66	2,877,000	2,677,000	200,000
2	514	50.66	2,949,200	2,699,200	250,000
3	214	50.66	2,877,000	2,615,000	262,000
4	202	43.65	2,265,000	2,065,000	200,000
5	201	30.67	1,737,000	1,537,000	200,000
6	203	43.65	2,265,000	2,014,974	250,026
7	303	43.65	2,265,000	2,065,000	200,000
8	103	43.65	2,265,000	1,300,000	965,000
9	311	50.66	2,916,000	2,716,000	200,000
10	515	50.66	2,858,000	2,606,000	250,000
11	109	30.97	1,647,000	350,000	1,297,000
12	102	43.65	2,265,000	1,915,000	350,000
13	211	50.66	2,898,000	2,638,000	260,000
14	101	30.67	1,737,000	1,450,000	287,000
15	401	30.67	1,737,000	1,050,000	687,000
16	312	44.85	2,808,000	2,558,000	250,000
17	402	43.65	2,265,000	1,900,000	365,000
18	511	50.66	2,916,000	2,665,999	250,001
19	814	50.66	2,877,000	2,627,000	250,000
20	301	30.67	1,737,000	1,537,000	200,000
21	315	50.66	2,858,000	2,556,000	300,000
22	503	43.65	2,265,000	2,015,000	250,000
23	403	43.65	2,265,000	1,965,000	300,000
24	602	43.65	2,265,000	2,015,000	250,000
25	603	43.65	2,265,000	2,015,000	250,000
26	106	30.67	1,737,000	901,987	835,013
27	114	50.66	2,613,000	100,000	2,513,000
28	502	43.65	2,265,000	1,965,000	300,000
29	111	50.66	2,634,000	2,464,000	170,000
30	405	30.67	1,716,000	1,716,000	-
31	804	30.67	1,716,000	1,216,000	500,000
32	801	30.67	1,737,000	1,237,000	500,000
33	802	43.65	2,205,000	2,205,000	-
34	803	43.65	2,205,000	2,121,000	84,000
35	611	50.66	2,898,000	2,698,000	200,000
36	501	30.67	1,737,000	1,487,000	250,000
37	302	43.65	2,265,000	2,059,000	206,000
38	306	30.67	1,337,000	850,000	487,000
39	411	50.66	2,498,000	2,254,000	244,000
40	213	45.31	2,871,000	2,671,000	200,000
41	714	50.66	2,456,000	2,211,000	245,000
42	415	50.66	2,877,000	2,577,000	300,000
43	414	50.66	2,877,000	2,577,000	300,000
44	914	50.66	2,858,000	2,450,000	406,000
45	703	43.65	2,265,000	2,015,000	250,000
46	313	45.31	2,874,000	2,574,000	300,000
47	813	45.31	2,871,000	2,621,000	250,000
48	205	30.67	1,716,000	1,244,140	471,860
49	204	30.67	1,771,200	1,521,200	250,000
50	404	30.67	1,771,200	1,521,200	250,000
51	615	50.66	2,877,000	2,655,400	221,600
52	104	30.67	1,716,000	1,516,000	200,000
53	113	45.31	2,685,700	2,386,000	299,700



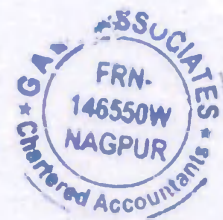

54	107	30.67				
55	715	50.66	1,737,000	1,460,000	277,000	
56	112	44.85	2,050,000	1,800,000	250,000	
57	512	44.85	1,600,000	1,325,000	275,000	
58	815	50.66	2,808,000	2,558,000	250,000	
59	105	30.67	2,877,000	2,627,000	250,000	
60	702	43.65	1,716,000	1,666,000	50,000	
61	314	50.66	2,301,750	2,039,000	262,750	
62	1002	43.65	2,856,000	2,656,000	200,000	
63	208	30.67	2,265,000	2,010,000	255,000	
64	209	30.97	1,737,000	1,125,000	612,000	
65	406	30.67	1,647,000	1,125,000	522,000	
66	1008	30.67	1,859,980	1,650,000	209,980	
67	212	44.85	1,792,900	1,742,900	50,000	
68	309	30.97	2,732,000	2,482,000	250,000	
69	504	30.67	1,911,500	1,911,500	-	
70	506	30.67	1,716,000	1,661,672	54,328	
71	507	30.67	1,160,000	860,000	300,000	
72	906	30.67	1,160,000	860,000	300,000	
73	911	50.66	1,960,600	1,633,094	327,506	
74	811	50.66	3,296,800	3,004,600	292,200	
75	706	30.67	2,898,000	2,648,000	250,000	
76	903	43.65	1,737,000	1,537,000	200,000	
77	712	44.85	2,338,500	2,088,500	250,000	
78	601	30.67	2,853,800	2,646,000	207,800	
79	206	30.67	1,932,650	1,682,650	250,000	
80	1003	43.65	1,848,800	1,598,800	250,000	
81	701	30.67	2,338,500	1,788,500	550,000	
82	513	45.31	1,876,750	1,391,610	485,140	
83	613	45.31	2,000,000	1,800,000	200,000	
84	215	50.66	3,105,250	2,850,000	255,250	
85	108	30.67	3,036,630	2,600,000	436,630	
86	709	30.97	1,737,000	1,470,000	267,000	
87	604	30.67	1,805,700	550,000	1,255,700	
88	901	30.67	1,771,200	51,000	1,720,200	
89	305	30.67	1,960,600	150,000	1,810,600	
90	310	50.66	1,761,264	1,650,000	111,264	
91	707	30.67	3,011,200	11,200	3,000,000	
	TOTAL	3,697.22	205,224,374	168,492,126	36,732,248	



Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Residential premises Rs 32484 per sm. at Carpet Area *(Cost at carpet Area = 1.2 of Cost at Built up area (i.e. Rs 27070 per sm.)

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	115	50.66	1,645,607
2	812	44.85	1,456,810
3	1012	44.85	1,456,810
4	1013	45.31	1,471,850
5	409	30.97	1,006,159
6	713	45.31	1,471,850
7	605	30.67	996,187
8	907	30.67	996,187
9	809	30.97	1,006,159
10	908	30.67	996,187
11	1007	30.67	996,187
12	904	30.67	996,349
13	1004	30.67	996,349
14	905	30.67	996,187
15	1009	30.97	1,006,159
16	412	44.85	1,456,810
17	1006	30.67	996,187
18	1005	30.67	996,187
19	1011	50.66	1,645,607
20	609	30.97	1,006,159
21	1010	50.66	1,645,607
22	110	50.66	1,645,607
23	612	44.85	1,456,810
24	711	50.66	1,645,607
25	915	50.66	1,645,607
26	408	30.67	996,187
27	1001	30.67	996,349
28	304	30.67	996,349
29	413	45.31	1,471,850
30	508	30.67	996,187
31	810	50.66	1,645,607
32	307	30.67	996,187
33	607	30.67	996,187
34	808	30.67	996,187
35	510	50.66	1,645,607
36	509	30.97	1,006,159
37	807	30.67	996,187
38	805	30.67	996,187
39	1014	50.66	1,645,607
40	705	30.67	996,187
41	704	30.67	996,349
42	910	50.66	1,645,607
43	407	30.67	996,187
44	210	50.66	1,645,607
45	610	50.66	1,645,607
46	207	30.67	996,187
47	308	30.67	996,187
48	608	30.67	996,187
49	913	45.31	1,471,850
50	909	30.97	1,006,159
51	606	30.67	996,187
52	708	30.67	996,187
53	806	30.67	996,187
54	912	44.85	1,456,810
55	902	43.65	1,417,894



56	710	50.66	1,645,607
57	1015	50.66	1,645,607
58	410	50.66	1,645,607
59	505	30.67	996,187
TOTAL		2,253.55	73,204,448.14

Amul

GA & ASSOCIATES
FRN-
146550W
NAGPUR
Chartered Accountants