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 June 2021)
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 develop-ment rights, FSI, additional FSI, fungible area,and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	14,339,353	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 cos t 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**

G A D & ASSOCIATES FRN. 146550W NAGPUR Chartered Accountants

	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).	161,704,698	163,764,797
		(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**	**261,028,053**
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		**333,319,202**
4		% completion of Construction Work % (as per Project Architect's Certificate)		NA

5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	100.61%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	333,319,202
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	326,753,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	6,566,202

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

CA. Ankit Talreja
MRN-177608
Nagpur
02nd August 2021
UDIN:21177608AAAACU9922

(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)	-
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)	3,307,398
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	171.02
	(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	5,555,414
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	8,862,812
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	6,203,968

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.

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

G A D & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA. Ankit Talreja
Nagpur
02nd August 2021
UDIN:21177608AAAACU9922

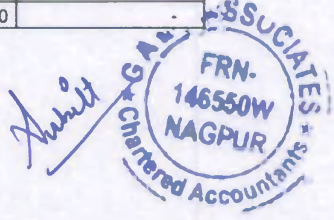
Date:-02/08/2021
Place:-Nagpur

Annexure A

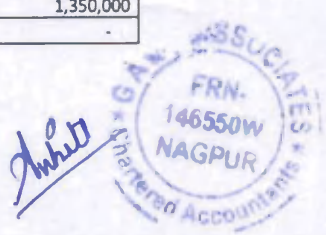
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

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	2,877,000	-
2	514	50.66	2,949,200	2,949,200	-
3	214	50.66	2,877,000	2,877,000	-
4	202	43.65	2,265,000	2,265,000	-
5	201	30.67	1,737,000	1,737,000	-
6	203	43.65	2,265,000	2,265,000	-
7	303	43.65	2,265,000	2,265,000	-
8	103	43.65	2,265,000	2,265,000	-
9	311	50.66	2,916,000	2,916,000	-
10	515	50.66	2,856,000	2,856,000	-
11	109	30.97	1,647,000	1,647,000	-
12	102	43.65	2,265,000	2,265,000	-
13	211	50.66	2,898,000	2,898,000	-
14	101	30.67	1,737,000	1,737,000	-
15	401	30.67	1,737,000	1,737,000	-
16	312	44.85	2,808,000	2,808,000	-
17	402	43.65	2,265,000	2,265,000	-
18	511	50.66	2,916,000	2,916,000	-
19	814	50.66	2,877,000	2,877,000	-
20	301	30.67	1,737,000	1,737,000	-
21	315	50.66	2,856,000	2,856,022	-22
22	503	43.65	2,265,000	2,265,000	-
23	403	43.65	2,265,000	2,265,000	-
24	602	43.65	2,265,000	2,265,000	-
25	603	43.65	2,265,000	2,264,990	10
26	106	30.67	1,737,000	1,736,987	13
27	114	50.66	2,613,000	2,613,000	-
28	502	43.65	2,265,000	2,265,000	-
29	111	50.66	2,634,000	2,634,000	-
30	405	30.67	1,716,000	1,716,000	-
31	804	30.67	1,716,000	1,716,000	-
32	801	30.67	1,737,000	1,737,000	-
33	802	43.65	2,205,000	2,205,000	-
34	803	43.65	2,205,000	2,205,000	-
35	611	50.66	2,898,000	2,898,000	-
36	501	30.67	1,737,000	1,737,000	-
37	302	43.65	2,265,000	2,265,000	-
38	306	30.67	1,337,000	1,337,000	-
39	411	50.66	2,498,000	2,498,000	-
40	213	45.31	2,871,000	2,871,000	-
41	714	50.66	2,456,000	2,461,000	-5,000
42	415	50.66	2,877,000	2,877,000	-
43	414	50.66	2,877,000	2,877,000	-
44	914	50.66	2,856,000	2,856,000	-
45	703	43.65	2,265,000	2,265,000	-
46	313	45.31	2,874,000	2,874,000	-
47	813	45.31	2,871,000	2,871,000	-
48	205	30.67	1,716,000	1,716,000	-
49	204	30.67	1,771,200	1,771,200	-
50	404	30.67	1,771,200	1,771,200	-
51	615	50.66	2,877,000	2,877,000	-
52	104	30.67	1,716,000	1,716,000	-
53	113	45.31	2,685,700	2,685,700	-

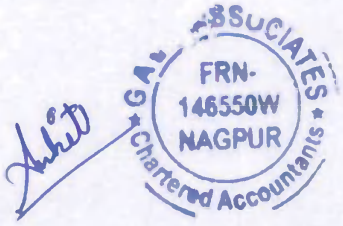


54	107	30.67	1,737,000	1,737,000	-
55	715	50.66	2,050,000	2,050,000	-
56	112	44.85	1,600,000	1,600,000	-
57	512	44.85	2,808,000	2,808,000	-
58	815	50.66	2,877,000	2,877,000	-
59	105	30.67	1,716,000	1,716,000	-
60	702	43.65	2,301,750	2,301,750	-
61	314	50.66	2,856,000	2,856,000	-
62	1002	43.65	2,265,000	2,265,000	-
63	208	30.67	1,737,000	1,671,000	66,000
64	209	30.97	1,647,000	1,572,000	75,000
65	406	30.67	1,859,980	1,859,980	-
66	1008	30.67	1,792,900	1,792,900	-
67	212	44.85	2,732,000	2,732,000	-
68	309	30.97	1,911,500	1,911,500	-
69	504	30.67	1,716,000	1,716,000	-
70	506	30.67	1,160,000	1,160,000	-
71	507	30.67	1,160,000	1,160,000	-
72	906	30.67	1,960,600	1,960,600	-
73	911	50.66	3,296,800	3,296,800	-
74	811	50.66	2,898,000	2,898,000	-
75	706	30.67	1,737,000	1,737,000	-
76	903	43.65	2,338,500	2,338,500	-
77	712	44.85	2,853,800	2,853,800	-
78	601	30.67	1,932,650	1,932,650	-
79	206	30.67	1,848,800	1,848,800	-
80	1003	43.65	2,338,500	2,338,500	-
81	701	30.67	1,876,750	1,876,750	-
82	513	45.31	2,000,000	2,000,000	-
83	613	45.31	3,105,250	3,000,000	105,250
84	215	50.66	3,036,630	3,036,630	-
85	108	30.67	1,737,000	1,737,000	-
86	709	30.97	1,805,700	1,805,700	-
87	604	30.67	1,771,200	1,771,200	-
88	901	30.67	1,960,600	1,960,600	-
89	305	30.67	1,761,264	1,761,264	-
90	310	50.66	3,011,200	3,011,200	-
91	915	50.66	2,500,000	2,500,000	-
92	408	30.67	1,792,900	1,792,900	-
93	1001	30.67	1,737,000	1,737,000	-
94	304	30.67	1,716,000	1,716,000	-
95	413	45.31	2,819,465	2,819,465	-
96	508	30.67	1,890,725	1,890,725	-
97	810	50.66	2,500,000	2,500,000	-
98	307	30.67	1,910,850	1,910,850	-
99	607	30.67	1,876,750	1,876,750	-
100	808	30.67	1,737,000	1,737,000	-
101	510	50.66	3,218,739	3,218,736	3
102	509	30.97	1,500,000	1,500,000	-
103	807	30.67	1,933,209	1,933,209	-
104	805	30.67	1,716,000	1,716,000	-
105	1014	50.66	3,089,495	3,089,495	-
106	705	30.67	1,801,008	1,801,008	-
107	704	30.67	1,801,008	1,801,008	-
108	910	50.66	3,301,600	3,301,600	-
109	407	30.67	2,140,140	2,135,230	4,910
110	210	50.66	3,154,000	3,154,000	-
111	610	50.66	3,181,800	3,181,800	-
112	207	30.67	1,300,000	848,800	451,200
113	308	30.67	1,960,600	1,960,600	-
114	608	30.67	1,690,603	1,690,603	-
115	913	45.31	1,350,000	-	1,350,000
116	909	30.97	1,860,187	1,860,187	-



117	606	30.67	1,200,000	1,200,000	-
118	708	30.67	1,977,950	2,081,543	-103,593
119	806	30.67	2,000,289	2,000,289	-
120	912	44.85	2,939,600	2,939,600	-
121	902	43.65	2,265,000	885,000	1,380,000
122	710	50.66	2,935,040	2,935,040	-
123	1015	50.66	2,935,218	2,935,218	-
124	410	50.66	2,934,894	2,934,898	-4
125	707	30.67	1,904,700	1,920,700	-16,000
126	1013	45.31	3,048,093	3,048,093	-
127	409	30.97	1,985,560	1,985,675	-115
128	713	45.31	3,019,484	3,019,484	-
129	605	30.67	1,966,056	1,966,056	-
130	907	30.67	2,153,847	2,153,847	-
131	809	30.97	2,095,328	2,095,592	-264
132	908	30.67	1,985,755	1,985,755	-
133	1007	30.67	1,904,700	1,904,700	-
134	904	30.67	1,913,510	1,913,500	10
135	1004	30.67	2,057,744	2,057,744	-
136	905	30.67	2,009,664	2,009,664	-
137	1009	30.97	1,961,544	1,961,544	-
138	412	44.85	3,066,000	3,066,000	-
139	1006	30.67	1,577,127	1,577,127	-
140	1005	30.67	1,913,616	1,913,616	-
141	1011	50.66	3,231,333	3,231,333	-
142	609	30.97	1,961,544	1,961,544	-
143	1010	50.66	3,229,100	3,229,100	-
144	110	50.66	2,934,300	2,934,300	-
145	612	44.85	2,779,595	2,779,595	-
146	711	50.66	3,375,054	3,375,054	-
	TOTAL	**5,779.75**	**330,060,398.00**	**326,753,000.00**	**3,307,398.00**

It is observed that receipt of payment was deposited in collection accounts before 8/11/2017 but the bankers could not routed it through the designated account after discussing it with the promoters they had informed us that they had made several request and email to banker to create the mechanism as per RERA rules but the hankers were unable to change such mechanism However the mechanism finally started from 08/11/2017 and the amount which was not routed through escrow designated account is actually admissible withdrawal as per MAHA RERA Rules. 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 director of the company.



Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf 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	505	30.67	996,187
TOTAL		**171.02**	**5,555,413.68**

GAS & ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants