FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Maha RERA Registration Number_____

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 (Note: Cost is proportionately apportioned on 34718 Sq Mtr in Phase I out of 1,00,000/- Sq Mtr total area. Total cost = 8,75,64,330/-)	3,04,00,584/-	3,04,00,584/-
	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		-
	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		-
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment 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)**		-

MTS & Associates NAGPUR Chartered Accountants

93	I/23	101.73	100	201.73	5,08,640	19,36,000	24,44,640
94	I/24	101.73	100	201.73	5,08,640	19,36,000	24,44,640
95	I/25	127.74	100	227.74	6,38,704	19,36,000	25,74,704
96	I/26	155.61	100	255.61	7,78,057	19,36,000	27,14,057
97	I/27	155.61	100	255.61	7,78,057	19,36,000	27,14,057
98	I/28	155.61	100	255.61	7,78,057	19,36,000	27,14,057
99	I/29	155.61	100	255.61	7,78,057	19,36,000	27,14,057
100	I/30	127.74	100	227.74	6,38,704	19,36,000	25,74,704
101	I/31	101.73	100	201.73	5,08,640	19,36,000	24,44,640
102	I/32	101.73	100	201.73	5,08,640	19,36,000	24,44,640
103	I/33	101.73	100	201.73	5,08,640	19,36,000	24,44,640
104	I/34	101.73	100	201.73	5,08,640	19,36,000	24,44,640
105	I/35	101.73	100	201.73	5,08,640	19,36,000	24,44,640
106	I/36	145.86	100	245.86	7,29,283	19,36,000	26,65,283
107	J/02	202.06	160	362.06	10,10,313	30,97,600	41,07,913
108	J/04	202.06	160	362.06	10,10,313	30,97,600	41,07,913
109	J/06	168.62	133	301.62	8,43,089	25,74,880	34,17,969
110	J/07	168.62	133	301.62	8,43,089	25,74,880	34,17,969
111	J/10	168.62	133	301.62	8,43,089	25,74,880	34,17,969
112	K/02	159.79	100	259.79	7,98,960	19,36,000	27,34,960
113	K/03	159.79	100	259.79	7,98,960	19,36,000	27,34,960
114	K/04	159.79	100	259.79	7,98,960	19,36,000	27,34,960
115	K/05	159.79	100	259.79	7,98,960	19,36,000	27,34,960
116	K/06	159.79	100	259.79	7,98,960	19,36,000	27,34,960
117	K/07	159.79	100	259.79	7,98,960	19,36,000	27,34,960



118	K/08	159.79	100	259.79	7,98,960	19,36,000	27,34,960
119	K/09	159.79	100	259.79	7,98,960	19,36,000	27,34,960
120	K/10	159.79	100	259.79	7,98,960	19,36,000	27,34,960
121	K/11	159.79	100	259.79	7,98,960	19,36,000	27,34,960
122	K/12	159.79	100	259.79	7,98,960	19,36,000	27,34,960
123	K/13	159.79	100	259.79	7,98,960	19,36,000	27,34,960
124	K/14	159.79	100	259.79	7,98,960	19,36,000	27,34,960
125	K/15	159.79	101	260.79	7,98,960	19,55,360	27,54,320
126	K/16	159.79	112	271.79	7,98,960	21,68,320	29,67,280
127	K/19	159.79	112	271.79	7,98,960	21,68,320	29,67,280

For MTS & Associates
Chartered Accountants

CA. Kapil Maheshwari
Partner
Mem. No. 133497

		(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	**3,04,00,584**	**3,04,00,584/-**
		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)** (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.	33,69,53,020/-	2,83,58,665/- 3,05,47,118/-
	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 ; (Note: Cost is proportionately apportioned on 34718 Sq Mtr in Phase I out of 1, 00,000/- Sq Mtr total area. Total cost = 4,90,00,000/-)	1,70,11,820/-	1,70,11,820/-
		Sub-Total of Development Cost	**35,39,64,840/-**	**7,59,17,603/-**



2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	38,43,65,424/-
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	10,63,18,187/-
4.	% completion of Construction Work (as per Project Architect's Certificate)	8.41%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	27.66%
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	10,63,15,476/- Less: NIL
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	10,63,15,476/-

This certificate is being issued for RERA compliance for the Harihar Buildspace Private Limited [Manish Badiyani] 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 MTS & Associates
Chartered Accountants
Firm Registration No: 130510W

MTS & Associates NAGPUR Chartered Accountants

Kapil Maheshwari
Partner
M. No.: 133497

(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)	Rs 27,80,47,237/-
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)	Rs 5,72,34,650/-
3.	(i) Balance Unsold area (Plot area (16,007.06 Sq Mtr) + Carpet Area (12,486 Sq Mtr)= Total area to be sold (28,493.06Sq mtr)) (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	28,493.06/- Sq Mtr Rs 32,17,64,323/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	Rs 37,89,98,973/-
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	**Rs 4,00,64,255/-**

This certificate is being issued for RERA compliance for the Company Harihar Buildspace Private Limited [Manish Badiyani] 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 MTS & Associates
Chartered Accountants
Firm Registration No: 130510W

MTS & Associates * NAGPUR * Chartered Accountants

Kapil Maheshwari
Partner
M. No.: 133497

Annexure A

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

Sold Inventory

Sr. No.	UNIT NO	Plot Area in Sq. Mtrs	Carpet Area in Sq Mtrs	Unit Consideration as per Agreement	Received Amount	Balance Amount
1	G/v/01,02,03,04,11,12,13,14	779.45	448.00	1,08,51,000	1,08,51,000	-
2	G/v/09	98.94	77.00	8,52,000	5,00,000	3,52,000
3	G/v/05, 10	197.98	84.00	20,00,000	20,00,000	-
4	H/07	252.69	97.00	28,56,000	28,00,000	56,000
5	H/08,09	505.39	438.00	1,20,00,000	9,00,000	1,11,00,000
6	H/10	252.69	98.00	9,00,000	9,00,000	-
7	I/05	98.94	84.00	11,71,500	11,71,500	-
8	I/06	98.94	92.00	26,51,000	26,51,000	-
9	I/07	126.81	92.00	45,00,000	45,00,000	-
10	I/08 & I/09	371.61	116.00	42,00,000	42,00,000	-
11	I/10 & I/11	367.89	112.00	46,60,000	5,25,000	41,35,000
12	I/13	98.94	92.00	31,51,000	31,51,000	-
13	I/18	157.93	84.00	18,50,000	18,50,000	-
14	J/01	202.06	160.00	72,00,000	51,000	71,49,000
15	J/03	202.06	84.00	22,83,750	22,50,000	33,750
16	J/05	202.06	160.00	72,00,000	3,00,000	69,00,000
17	J/08, J/09	337.24	266.00	1,20,00,000	4,00,000	1,16,00,000
18	J/11	168.62	133.00	60,00,000	50,90,000	9,10,000
19	K/01	159.79	112.00	50,00,000	1,01,100	48,98,900
20	K/17, K/18	319.58	224.00	1,00,00,000	15,00,000	85,00,000
21	K/20	159.79	112.00	38,00,000	22,00,000	16,00,000
	TOTAL	5,159.40	3,165.00	10,51,26,250	4,78,91,600	5,72,34,650

For MTS & Associates
Chartered Accountants

CA. Kapil Maheshwari
Partner
Mem. No. 133497

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential Plot Rs 5,000 per sq mtr.

And Construction Rate Rs 19,360 per Sq Mtr.

Sr. No.	Unit No.	Plot Area (in Sq Mtr) (A)	Carpet Area of construction (in Sq Mtr) (B)	Total Area to be sold (in Sq Mtr) (A+B)	Plot Consideration As Per Ready Reckoner Rate (ASR) in Rs. (C = A*5000)	Carpet area consideration rate (D = B*19,360)	Total Consideration (C+D)
1	G/I/01	157.93	92	249.93	7,89,670	17,81,120	25,70,790
2	G/I/02	98.94	92	190.94	4,94,705	17,81,120	22,75,825
3	G/I/03	98.94	92	190.94	4,94,705	17,81,120	22,75,825
4	G/I/04	98.94	92	190.94	4,94,705	17,81,120	22,75,825
5	G/I/05	98.94	92	190.94	4,94,705	17,81,120	22,75,825
6	G/I/06	98.94	92	190.94	4,94,705	17,81,120	22,75,825
7	G/I/07	144.93	92	236.93	7,24,638	17,81,120	25,05,758
8	G/I/08	144.93	92	236.93	7,24,638	17,81,120	25,05,758
9	G/I/09	98.94	92	190.94	4,94,705	17,81,120	22,75,825
10	G/I/10	98.94	92	190.94	4,94,705	17,81,120	22,75,825
11	G/I/11	98.94	92	190.94	4,94,705	17,81,120	22,75,825
12	G/I/12	98.94	92	190.94	4,94,705	17,81,120	22,75,825
13	G/I/13	98.94	92	190.94	4,94,705	17,81,120	22,75,825
14	G/I/14	157.93	92	249.93	7,89,670	17,81,120	25,70,790
15	G/II/01	157.93	92	249.93	7,89,670	17,81,120	25,70,790
16	G/II/02	98.94	92	190.94	4,94,705	17,81,120	22,75,825
17	G/II/03	98.94	92	190.94	4,94,705	17,81,120	22,75,825



18	G/II/04	98.94	92	190.94	4,94,705	17,81,120	22,75,825
19	G/II/05	98.94	92	190.94	4,94,705	17,81,120	22,75,825
20	G/II/06	98.94	92	190.94	4,94,705	17,81,120	22,75,825
21	G/II/07	144.93	92	236.93	7,24,638	17,81,120	25,05,758
22	G/II/08	144.93	92	236.93	7,24,638	17,81,120	25,05,758
23	G/II/09	98.94	92	190.94	4,94,705	17,81,120	22,75,825
24	G/II/10	98.94	92	190.94	4,94,705	17,81,120	22,75,825
25	G/II/11	98.94	92	190.94	4,94,705	17,81,120	22,75,825
26	G/II/12	98.94	92	190.94	4,94,705	17,81,120	22,75,825
27	G/II/13	98.94	92	190.94	4,94,705	17,81,120	22,75,825
28	G/II/14	157.93	92	249.93	7,89,670	17,81,120	25,70,790
29	G/III/01	157.93	92	249.93	7,89,670	17,81,120	25,70,790
30	G/III/02	98.94	92	190.94	4,94,705	17,81,120	22,75,825
31	G/III/03	98.94	92	190.94	4,94,705	17,81,120	22,75,825
32	G/III/04	98.94	92	190.94	4,94,705	17,81,120	22,75,825
33	G/III/05	98.94	92	190.94	4,94,705	17,81,120	22,75,825
34	G/III/06	98.94	92	190.94	4,94,705	17,81,120	22,75,825
35	G/III/07	144.93	92	236.93	7,24,638	17,81,120	25,05,758
36	G/III/08	144.93	92	236.93	7,24,638	17,81,120	25,05,758
37	G/III/09	98.94	92	190.94	4,94,705	17,81,120	22,75,825
38	G/III/10	98.94	92	190.94	4,94,705	17,81,120	22,75,825
39	G/III/11	98.94	92	190.94	4,94,705	17,81,120	22,75,825
40	G/III/12	98.94	92	190.94	4,94,705	17,81,120	22,75,825
41	G/III/13	98.94	92	190.94	4,94,705	17,81,120	22,75,825
42	G/III/14	157.93	92	249.93	7,89,670	17,81,120	25,70,790



43	G/IV/01	157.93	92	249.93	7,89,670	17,81,120	25,70,790
44	G/IV/02	98.94	92	190.94	4,94,705	17,81,120	22,75,825
45	G/IV/03	98.94	92	190.94	4,94,705	17,81,120	22,75,825
46	G/IV/04	98.94	92	190.94	4,94,705	17,81,120	22,75,825
47	G/IV/05	98.94	92	190.94	4,94,705	17,81,120	22,75,825
48	G/IV/06	98.94	92	190.94	4,94,705	17,81,120	22,75,825
49	G/IV/07	144.93	92	236.93	7,24,638	17,81,120	25,05,758
50	G/IV/08	144.93	92	236.93	7,24,638	17,81,120	25,05,758
51	G/IV/09	98.94	92	190.94	4,94,705	17,81,120	22,75,825
52	G/IV/10	98.94	92	190.94	4,94,705	17,81,120	22,75,825
53	G/IV/11	98.94	92	190.94	4,94,705	17,81,120	22,75,825
54	G/IV/12	98.94	92	190.94	4,94,705	17,81,120	22,75,825
55	G/IV/13	98.94	92	190.94	4,94,705	17,81,120	22,75,825
56	G/IV/14	157.93	92	249.93	7,89,670	17,81,120	25,70,790
57	G/V/06	98.94	92	190.94	4,94,705	17,81,120	22,75,825
58	G/V/07	144.93	92	236.93	7,24,638	17,81,120	25,05,758
59	G/V/08	144.93	92	236.93	7,24,638	17,81,120	25,05,758
60	G/VI/01	157.93	92	249.93	7,89,670	17,81,120	25,70,790
61	G/VI/02	98.94	92	190.94	4,94,705	17,81,120	22,75,825
62	G/VI/03	98.94	92	190.94	4,94,705	17,81,120	22,75,825
63	G/VI/04	98.94	92	190.94	4,94,705	17,81,120	22,75,825
64	G/VI/05	98.94	92	190.94	4,94,705	17,81,120	22,75,825
65	G/VI/06	98.94	92	190.94	4,94,705	17,81,120	22,75,825
66	G/VI/07	144.93	92	236.93	7,24,638	17,81,120	25,05,758
67	G/VI/08	144.93	92	236.93	7,24,638	17,81,120	25,05,758

68	G/VI/09	98.94	92	190.94	4,94,705	17,81,120	22,75,825
69	G/VI/10	98.94	92	190.94	4,94,705	17,81,120	22,75,825
70	G/VI/11	98.94	92	190.94	4,94,705	17,81,120	22,75,825
71	G/VI/12	98.94	92	190.94	4,94,705	17,81,120	22,75,825
72	G/VI/13	98.94	92	190.94	4,94,705	17,81,120	22,75,825
73	G/VI/14	157.93	92	249.93	7,89,670	17,81,120	25,70,790
74	H/01	168.62	133	301.62	8,43,089	25,74,880	34,17,969
75	H/02	168.62	133	301.62	8,43,089	25,74,880	34,17,969
76	H/03	168.62	133	301.62	8,43,089	25,74,880	34,17,969
77	H/04	168.62	133	301.62	8,43,089	25,74,880	34,17,969
78	H/05	168.62	133	301.62	8,43,089	25,74,880	34,17,969
79	H/06	168.62	133	301.62	8,43,089	25,74,880	34,17,969
80	I/01	157.93	92	249.93	7,89,670	17,81,120	25,70,790
81	I/02	98.94	92	190.94	4,94,705	17,81,120	22,75,825
82	I/03	98.94	92	190.94	4,94,705	17,81,120	22,75,825
83	I/04	98.94	92	190.94	4,94,705	17,81,120	22,75,825
84	I/12	126.81	92	218.81	6,34,058	17,81,120	24,15,178
85	I/14	98.94	92	190.94	4,94,705	17,81,120	22,75,825
86	I/15	98.94	92	190.94	4,94,705	17,81,120	22,75,825
87	I/16	98.94	92	190.94	4,94,705	17,81,120	22,75,825
88	I/17	98.94	92	190.94	4,94,705	17,81,120	22,75,825
89	I/19	145.86	100	245.86	7,29,283	19,36,000	26,65,283
90	I/20	101.73	100	201.73	5,08,640	19,36,000	24,44,640
91	I/21	101.73	100	201.73	5,08,640	19,36,000	24,44,640
92	I/22	101.73	100	201.73	5,08,640	19,36,000	24,44,640

