

FORM-3
[see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number _____

Sr. No.	Particulars	Amount (Rs.)
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.	4,65,00,000
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	1,11,12,068
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	25,00,000
e	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).	-
(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	4,95,65,000
	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	9,11,72,540
	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.	88,12,937
	All costs directly incurred to complete the construction of the entire phase of the project registered.	-
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	1,18,66,524
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.	3,37,873
	Sub-Total of Development Cost	11,21,89,464
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	16,17,54,464
4	% completion of Construction Work (as per Project Architect Certificate)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	49%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	16,17,54,464
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	9,11,72,540
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	6,69,32,430
This certificate is being issued for RERA compliance for the Company M/s Additya Infrastructures and is based on the records and documents produced before me and explanations provided to me by the management of the Company.		

Yours Faithfully,

CA Rohi KATHAL
CA ROHI KATHAL
(Membership Number 152008.)

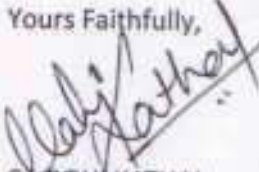


(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	11,82,99,859
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)	1,79,07,270
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	6484.276
	(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	14,85,98,793
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	16,65,06,063
5	Amount to be deposited in Designated Account – 70% or 100%	70%
	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	

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

Yours Faithfully,



CA ROHIT KATHAL

(Membership Number 152008.)

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 Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	A 104	29.853	1365250.00	1071000.00	294250.00
2	A 107	31.667	1419000.00	1135000.00	284000.00
3	A 205	34.223	1343750.00	1075000.00	268750.00
4	A 206	48.411	2014000.00	1611000.00	403000.00
5	A 207	31.667	1419000.00	1135000.00	284000.00
6	A 208	31.667	1419000.00	1135000.00	284000.00
7	A 214	31.667	1386750.00	1101750.00	285000.00
8	A 301	31.667	1151970.00	1151970.00	0.00
9	A 302	48.626	1584182.00	1584182.00	0.00
10	A 303	44.841	1500240.00	1500240.00	0.00
11	A 304	29.853	1134110.00	1134110.00	0.00
12	A 305	34.223	1116250.00	1116250.00	0.00
13	A 306	48.411	1584182.00	1584182.00	0.00
14	A 307	31.667	1178760.00	1178760.00	0.00
15	A 308	31.667	1178760.00	1178760.00	0.00
16	A 309	48.411	1584182.00	1584182.00	0.00
17	A 310	34.223	1116250.00	1116250.00	0.00
18	A 311	29.853	1134110.00	1134110.00	0.00
19	A 312	44.841	1500240.00	1500240.00	0.00
20	A 313	48.626	1584794.00	1584794.00	0.00
21	A 314	31.667	1151970.00	1151970.00	0.00
22	A 401	31.667	1483500.00	1187000.00	296500.00
23	A 402	48.626	1907050.00	1526000.00	381050.00
24	A 403	44.841	1806000.00	1445000.00	361000.00
25	A 404	29.853	1365250.00	1093000.00	272250.00
26	A 409	48.411	1907050.00	1406000.00	501050.00
27	A 509	48.411	2173150.00	1739000.00	434150.00
28	A 510	34.223	1625000.00	1275000.00	350000.00
29	A 511	29.853	1651000.00	1321000.00	330000.00
30	A 513	48.626	1907050.00	1525640.00	381410.00
31	A 606	48.411	1907050.00	1526000.00	381050.00
32	A 608	31.667	1250000.00	1010000.00	240000.00
33	A 612	44.841	2000000.00	1600000.00	400000.00
34	A 703	44.841	1775000.00	200000.00	1575000.00
35	A 704	16.652	675000.00	65000.00	610000.00
36	A 706	48.411	1907050.00	1526000.00	381050.00
37	A 713	48.626	2000000.00	500000.00	1500000.00
38	B 103	44.841	1806000.00	1444300.00	361700.00
39	B 112	44.841	1932000.00	1546000.00	386000.00
40	B 202	48.626	2128800.00	1300000.00	828800.00
41	B 302	48.626	1951400.00	682990.00	1268410.00
42	B 306	48.411	1806000.00	1445000.00	361000.00
43	B 307	31.667	1550000.00	1050000.00	500000.00
44	B 309	48.411	2217500.00	1774000.00	443500.00
45	B 312	44.841	1680000.00	1344000.00	336000.00
46	B 313	47.645	1951400.00	100000.00	1851400.00
47	B 405	34.223	1468750.00	1175000.00	293750.00
48	B 407	31.667	1419000.00	1134750.00	284250.00
49	B 506	48.411	1907050.00	1526000.00	381050.00
50	B 507	31.667	1419000.00	923000.00	496000.00
51	B 512	44.841	1890000.00	1512000.00	378000.00
52	B 513	47.645	1907050.00	1526000.00	381050.00
53	B 602	48.626	2100000.00	1680000.00	420000.00
54	B 614	31.667	1451250.00	1161000.00	290250.00
			86791100.00	67032430.00	19758670.00

For ADDITIONAL SIGNATURE

[Signature]
Partner



(Unsold Inventory Valuation)

**Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial premises Rs. 22300/- per sm. Upto
4th Floor and 5th to 8th Floor 23415/- per sm.**

Sr. No.	Flat No.	Carpet Area (insq.mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
1	A 101	31.667	7,06,175.00
2	A 102	48.626	10,84,360.00
3	A 103	44.841	9,99,955.00
4	A 105	34.223	7,63,173.00
5	A 106	48.411	10,79,566.00
6	A 108	31.667	7,06,175.00
7	A 109	48.411	10,79,566.00
8	A 110	34.223	7,63,173.00
9	A 111	29.853	6,65,722.00
10	A 112	44.841	9,99,955.00
11	A 113	48.626	10,84,360.00
12	A 114	31.667	7,06,175.00
13	A 201	31.667	7,06,175.00
14	A 202	48.626	10,84,360.00
15	A 203	44.841	9,99,955.00
16	A 204	29.853	6,65,722.00
17	A 209	48.411	10,79,566.00
18	A 210	34.223	7,63,173.00
19	A 211	29.853	6,65,722.00
20	A 212	44.841	9,99,955.00
21	A 213	48.626	10,84,360.00
22	A 405	34.223	7,63,173.00
23	A 406	48.411	10,79,566.00
24	A 407	31.667	7,06,175.00
25	A 408	31.667	7,06,175.00
26	A 410	34.223	7,63,173.00
27	A 411	29.853	6,65,722.00
28	A 412	44.841	For ADDITYA INFRASTRUCTURE 9,99,955.00



Partner



29	A 413	48.626	10,84,360.00
30	A 414	31.667	7,06,175.00
31	A 501	31.667	7,41,483.00
32	A 502	48.626	11,38,578.00
33	A 503	44.841	10,49,953.00
34	A 504	29.853	6,99,008.00
35	A 505	34.223	8,01,332.00
36	A 506	48.411	11,33,544.00
37	A 507	31.667	7,41,483.00
38	A 508	31.667	7,41,483.00
39	A 512	44.841	10,49,953.00
40	A 514	31.667	7,41,483.00
41	A 601	31.667	7,41,483.00
42	A 602	48.626	11,38,578.00
43	A 603	44.841	10,49,953.00
44	A 604	16.652	3,89,907.00
45	A 605	47.12	11,03,315.00
46	A 607	31.667	7,41,483.00
47	A 609	31.667	7,41,483.00
48	A 610	47.12	11,03,315.00
49	A 611	16.652	3,89,907.00
50	A 613	48.626	11,38,578.00
51	A 614	31.667	7,41,483.00
52	A 701	31.667	7,41,483.00
53	A 702	48.626	11,38,578.00
54	A 705	47.12	11,03,315.00
55	A 707	31.667	7,41,483.00
56	A 708	31.667	7,41,483.00
57	A 709	48.411	11,33,544.00
58	A 710	47.12	11,03,315.00
59	A 711	16.652	3,89,907.00
60	A 712	44.841	10,49,953.00
61	A 714	31.667	7,41,483.00
62	A 801	31.667	7,41,483.00
63	A 802	48.626	11,38,578.00
64	A 803	44.841	10,49,953.00
65	A 804	16.652	3,89,907.00

For ADDITYA INFRASTRUCTURE

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Partner



66	A 805	47.12	11,03,315.00
67	A 806	48.411	11,33,544.00
68	A 807	31.667	7,41,483.00
69	A 808	31.667	7,41,483.00
70	A 809	48.411	11,33,544.00
71	A 810	47.12	11,03,315.00
72	A 811	16.652	3,89,907.00
73	A 812	44.841	10,49,953.00
74	A 813	48.626	11,38,578.00
75	A 814	31.667	7,41,483.00
76	B 101	31.667	7,06,175.00
77	B 102	48.626	10,84,360.00
78	B 104	29.853	6,65,722.00
79	B 105	34.223	7,63,173.00
80	B 106	48.411	10,79,566.00
81	B 107	31.667	7,06,175.00
82	B 108	31.667	7,06,175.00
83	B 109	48.411	10,79,566.00
84	B 110	34.223	7,63,173.00
85	B 111	29.853	6,65,722.00
86	B 113	47.645	10,62,484.00
87	B 114	31.667	7,06,175.00
88	B 201	31.667	7,06,175.00
89	B 203	44.841	9,99,955.00
90	B 204	29.853	6,65,722.00
91	B 205	34.223	7,63,173.00
92	B 206	48.411	10,79,566.00
93	B 207	31.667	7,06,175.00
94	B 208	31.667	7,06,175.00
95	B 209	48.411	10,79,566.00
96	B 210	34.223	7,63,173.00
97	B 211	29.853	6,65,722.00
98	B 212	44.841	9,99,955.00
99	B 213	47.645	10,62,484.00
100	B 214	31.667	7,06,175.00
101	B 301	31.667	7,06,175.00
102	B 303	44.841	9,99,955.00

For ADDITYA INFRASTRUCTURE

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Partner



103	B 304	29.853	6,65,722.00
104	B 305	34.223	7,63,173.00
105	B 308	31.667	7,06,175.00
106	B 310	34.223	7,63,173.00
107	B 311	29.853	6,65,722.00
108	B 314	31.667	7,06,175.00
109	B 401	31.667	7,06,175.00
110	B 402	48.626	10,84,360.00
111	B 403	44.841	9,99,955.00
112	B 404	29.853	6,65,722.00
113	B 406	48.411	10,79,566.00
114	B 408	31.667	7,06,175.00
115	B 409	48.411	10,79,566.00
116	B 410	34.223	7,63,173.00
117	B 411	29.853	6,65,722.00
118	B 412	44.841	9,99,955.00
119	B 413	47.645	10,62,484.00
120	B 414	31.667	7,06,175.00
121	B 501	31.667	7,41,483.00
122	B 502	48.626	11,38,578.00
123	B 503	44.841	10,49,953.00
124	B 504	29.853	6,99,008.00
125	B 505	34.223	8,01,332.00
126	B 508	31.667	7,41,483.00
127	B 509	48.411	11,33,544.00
128	B 510	34.223	8,01,332.00
129	B 511	29.853	6,99,008.00
130	B 514	31.667	7,41,483.00
131	B 601	31.667	7,41,483.00
132	B 603	44.841	10,49,953.00
133	B 604	16.652	3,89,907.00
134	B 605	47.12	11,03,315.00
135	B 606	48.411	11,33,544.00
136	B 607	31.667	7,41,483.00
137	B 608	31.667	7,41,483.00
138	B 609	48.411	11,33,544.00

For ADDITYA INFRASTRUCTURE

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139	B 610	47.12	11,03,315.00
140	B 611	16.652	3,89,907.00
141	B 612	44.841	10,49,953.00
142	B 613	47.645	11,15,608.00
143	B 701	31.667	7,41,483.00
144	B 702	48.626	11,38,578.00
145	B 703	44.841	10,49,953.00
146	B 704	16.652	3,89,907.00
147	B 705	47.12	11,03,315.00
148	B 706	48.411	11,33,544.00
149	B 707	31.667	7,41,483.00
150	B 708	31.667	7,41,483.00
151	B 709	48.411	11,33,544.00
152	B 710	47.12	11,03,315.00
153	B 711	16.653	3,89,930.00
154	B 712	44.841	10,49,953.00
155	B 713	47.645	11,15,608.00
156	B 714	31.667	7,41,483.00
157	B 801	31.667	7,41,483.00
158	B 802	48.626	11,38,578.00
159	B 803	44.841	10,49,953.00
160	B 804	16.652	3,89,907.00
161	B 805	47.12	11,03,315.00
162	B 806	48.411	11,33,544.00
163	B 807	31.667	7,41,483.00
164	B 808	31.667	7,41,483.00
165	B 809	48.411	11,33,544.00
166	B 810	47.12	11,03,315.00
167	B 811	16.653	3,89,930.00
168	B 812	44.841	10,49,953.00
169	B 813	47.645	11,15,608.00
170	B 814	31.667	7,41,483.00
		6436.631	14,75,36,309.00

For ADDITYA INFRASTRUCTURE

[Signature]

Partner

