RODI DABIR & CO.
Chartered Accountants

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FORM-3

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

Cost of Real Estate Project MahaRera 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	75,00,000/-	75,00,000/-
	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	16,49,532/-	16,49,532/-
	c.	Acquisition cost of TDR (if any)	NIL	NIL
	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	5,17,500/-	5,17,500/-
	e.	Land Premium payable as per annual statement of rates(ASR) for development of land owned by public authorities	NIL	NIL
	f.	Under Rehabilitation (i)Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NIL	NIL
		(ii) Actual Cost of construction of rehab building incurred as per the books of	NIL	NIL

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		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	NIL	NIL
		(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.	NIL	NIL
		Sub-Total of LAND COST	96,67,032/-	96,67,032/-
		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 or (i) or (ii) is to be considered)	1,94,15,000/-	50,48,500/-
		(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	17,59,525/-	3,11,698/-

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	b.	Payment of Taxes, cess, Fees, charges premiums, interest etc to any statutory Authority.	NIL	NIL
	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	NIL	NIL
		Sub-Total Cost of Development Cost	**2,11,74,525/-**	**53,60,198/-**

2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii) of Estimated Column	3,08,41,557/-
3.	Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column	1,50,27,230/-
4.	% completion of Construction Work (as per Project Architect's Certificate)	26%
5.	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost	48.72%
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	1,50,26,006/-
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate (5048500(-)2694612)	23,53,888/-

This certificate is being issued for RERA compliance for **Smita Vaidya** and is based on the records and documents produced before me and by the management of the Company.

Yours Faithfully

FOR RODI DABIR AND CO
CHARTERED ACCOUNTANTS

(CA RUSHIKESH DESHPANDE)
PARTNER
Membership No-114113

RODI DABIR & CO. * CHARTERED ACCOUNTANTS * 108345W

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(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)	1,58,14,327/-
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)	NIL
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	820sq meters 2,84,40,000/-
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	2,84,40,000/-
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 balance receivables of ongoing project will be deposited in designated account	1,99,08,000/-

This certificate is being issued for RERA compliance for **Smita Vaidya** 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 RODI DABIR AND CO
CHARTERED ACCOUNTANTS

(CA RUSHIKESH DESHPANDE)
PARTNER
Membership No-114113

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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
NIL					

(Unsold Inventory Valuation)

Ready Recknor Rate as on date of Certificate

Of the Residential/commercial premises Rs./-per sq. m.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Recknor Rate(ASR)	Sale proceeds estimated based on Area to be sold
1.	101	48.058	29,250/-	28,50,000/-
2.	102	37.759	29,250/	22,28,000/-
3.	103	34.328	29,250/	20,30,000/-
4.	204	48.058	29,250/	28,50,000/-
5.	202	37.759	29,250/	28,50,000/-
6.	203	34.328	29,250/	28,50,000/-
7.	301	48.058	29,250/	28,50,000/-
8.	302	37.759	29,250/-	28,50,000/-
9.	303	34.328	29,250/-	28,50,000/-
10.	401	48.058	29,250/-	28,50,000/-
11.	402	37.759	29,250/-	28,50,000/-
12.	403	34.328	29,250/-	28,50,000/-
			Total	2,84,40,000/-

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