MANISH N JAIN & CO.
CHARTERED ACCOUNTANTS

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE

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

Cost of Real Estate Project 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.	Rs.7,42,00,000/-	Rs.7,42,00,000/-
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	Rs.0/-	Rs. 0/-
c)	Acquisition cost of TDR (if any)	Rs. 1,07,00,000/-	Rs. 1,07,00,000/-
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	Rs.1,40,32,440/-	Rs.1,40,32,440/-
e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public Authorities.	Rs. 0	Rs. Rs. 0
f)	Under Rehabilitation scheme: i)Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. 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)	Rs. 0	Rs. Rs. 0

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(ii)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	Rs. 0	Rs. Rs. 0
(iii)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.	Rs. 0	Rs. Rs. 0
Sub- Total of LAND COST	**Rs.9,89,32,440/-**	**Rs.9,89,32,440/-**
2. **Development Cost/ cost of Construction**:		
a. (i) Estimate Cost of Construction As certified by Engineer	Rs.7,20,00,000/-	Rs.7,12,00,000/-
(ii) Actual Cost of Construction incurred as per the books of account as verified by the C. A. 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 constructionas per (ii) above i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries And equipment including its hire and maintenance costs, Consumables etc. All costs directly incurred to complete the construction of the buildings/ wings of the project registered	Rs.0/-	Rs.0/-
b. Payment of Taxes, cess, fees, charges premiums, interest etc to any statutory authority,	Rs. 0	Rs.0
c. Principal sum and interest payable to financial Institutions, scheduled banks, non-banking financial Institution (NBNC)or money lenders on construction Funding or money borrowed for construction;	Rs. 63,61,481/-	Rs. 63,61,481/-
Sub-Total of Development Cost	**Rs.7,83,61,481/-**	**Rs.7,75,61,481/-**

2. Total Estimated Cost of the Real Estate project [1(1+1(ii)] of Estimated Column	**Rs.17,72,93,921/-**
3. Total Cost Incurred of the Real Estate Project [1(1+1(ii)] of incurred Column	**Rs.17,64,93,921/-**
4. % completion of Construction work (as per Project Architect's Certificate)	90.00%
5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2%)	99.54% (Or 5:5)
6. Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred (Sr. number 2 * Sr. number 5)	Rs.17,64,93,921/-
6. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	Rs.11,41,92,500/-
7. Net amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs.6,23,01,421/-

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documentsproduced before me and explanations provided to me by the management of the Company.

Your's Faithfully



Signature of Chartered Accountant
Manish N. Jain & Co.
Manish Jain (Partner)
(Membership No.118548)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1. Estimated Balance Costto Completethe Real Estate Project — Rs.8,00,000/-
(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 — Rs.2,83,07,500/-
(as certified by Chartered Accountant as verified from the records and Books of Accounts)

3. (i) Balance unsold area — 204.6353 Sq. Mtrs.
(to be certified by Management and to be verified by CA from the records and books of account)

(ii) Estimated amount of sale proceeds in respect of unsold apartments — Rs.1,80,24,276/-
(calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)

4. Estimated receivable of ongoing projects. Sum 2+3(ii) — Rs.4,63,31,776/-

5. Amount to be deposited in Designated Account – 70% or 100% — 70%
IF 4 is greater than 1, then 70% of the balance receivable of ongoing projects will be deposited in designated Account
IF 4 is lesser than 1, then 100% of the balance receivable of ongoing projects will be deposited in designated Account

This certificate is being issued for RERA compliance for the company Name and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Signature ofChartered Accountant
Manish N. Jain & Co.
Manish Jain (Partner)
(Membership No.118548)

ANNEXURE A

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

Sold Inventory (West Court)

Sr. No.	Flat No.	Carpet Area (in sq.mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
1	G-001 & G-002	65.8853 & 55.2710	1	2,70,92,500.00	4,07,500.00
2	202	85.1639	1	1,75,00,000.00	0.00
3	302	98.2716	1	2,25,00,000.00	0.00
4	401	85.0404	1	46,00,000.00	1,29,00,000.00
5	402	98.2716	1	25,00,000.00	1,50,00,000.00
6	501	220.0804	1	4,00,00,000.00	0
			Total Rs.	**11,41,92,500.00**	**2,83,07,500.00**

(Unsold Inventory Valuation-WEST COURT)

Ready Reckoner Rate as on the date of Certificate of the Residential/~~commercial~~ premises Rs.73,400/- per Sq. Mtrs. for Built up area and Rs.88,080/- per Sq. Mtrs. for Carpet area.

Sr. No.	Flat No.	Carpet area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rare(ASR)
1	102	85.1639	75,01,236.00
2	201-A	34.430	30,32,682.00
3	301	85.0404	74,90,358.00
		Total Rs.	**1,80,24,276.00**