

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE as on 30th June, 2017

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

Cost of Real Estate Project: - AMALTAS. MahaRERA Registration Number: - Applied For

M/s NOVELLUS INFRASTRUCTURE.

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	2,51,25,000	2,51,25,000
	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	1,15,00,000	1,07,28,011
	c.	Acquisition cost of TDR (if any)	49,80,000	49,80,000
	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	40,00,000	37,83,880
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL	NIL
	g.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	N.A	N.A
		(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,	N.A.	N.A.



		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	4,56,05,000	4,46,16,891
		ii. Development Cost/ Cost of Construction :		
	a.	(i) Estimated Cost of Construction as certified by Engineer	10,00,00,000	4,25,00,000
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	—	4,34,55,867
		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.	50,00,000	21,74,452



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Chartered Accountant
B.com, ACA, DISA (ICAI)

b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	2,00,000	72,812
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 ;	1,35,00,000	25,29,533
	Sub-Total of Development Cost / Construction Cost	11,87,00,000	4,72,76,797

Continued....



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2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	16,43,05,000
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	9,18,93,688
4.	% completion of Construction Work (as per Project Architect's Certificate)	Various percentages as per the Architect's Certificate
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	55.93%
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	9,18,93,688 0
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	9,18,93,688

This certificate is being issued for RERA compliance for the Company **M/s NOVELLUS INFRASTRUCTURE** 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. Arjun Shridhar Phatak
Membership Number: 173358
Date: 29th July, 2017
Place: Nagpur



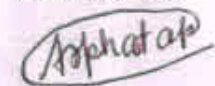
ADDITIONAL INFORMATION FOR ONGOING PROJECT:- AMALTAS

As on 30th June, 2017

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)	7,24,11,312
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)	3,64,48,523
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	1156.90 Sq. Mtr 5,99,54,769
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	9,64,03,292
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	70%

This certificate is being issued for RERA compliance for the Company **M/s NOVELLUS INFRASTRUCTURE** 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. Arjun Shridhar Phatak
Membership Number: 173358
Date: 29th July, 2017
Place: Nagpur



AMALTAS APARTMENT OF NOVELLUS INFRASTRURE

Annexure A

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

Sold Inventory

S.No.	Flat No.	Carpet Area in Sq. Mtrs.	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	101	60.719	3,000,000	2,640,000	360,000
2	102	60.719	3,022,000	3,007,302	14,698
3	103	59.228	2,900,000	2,200,000	700,000
4	105	60.719	3,215,000	450,000	2,765,000
5	108	51.765	2,200,000	2,140,000	60,000
6	201	60.719	3,074,000	2,874,000	200,000
7	202	60.719	3,074,000	2,874,000	200,000
8	203	59.228	2,830,000	2,225,000	605,000
9	204	59.228	2,900,000	1,250,000	1,650,000
10	206	60.719	3,215,000	2,325,000	890,000
11	207	51.765	2,900,000	2,641,000	259,000
12	208	51.765	2,700,000	2,503,000	197,000
13	301	60.719	3,010,000	1,950,000	1,060,000
14	302	60.719	3,300,000	2,400,000	900,000
15	304	59.228	2,830,000	2,675,000	155,000
16	305	60.719	3,075,000	2,500,000	575,000
17	306	60.719	3,075,000	2,500,000	575,000
18	307	51.765	2,500,000	1,290,000	1,210,000
19	401	60.719	3,215,000	251,000	2,964,000
20	402	60.719	3,215,000	51,000	3,164,000
21	403	59.228	2,900,000	2,370,500	529,500
22	404	59.228	2,900,000	2,370,500	529,500
23	405	60.719	3,100,000	2,640,000	460,000
24	406	60.719	3,100,000	2,640,000	460,000
25	501	60.719	3,250,000	1,000,000	2,250,000
26	503	59.228	3,000,000	2,800,000	200,000
27	504	59.228	2,975,000	2,900,000	75,000
28	505	60.719	3,300,000	2,655,000	645,000
29	506	60.719	3,250,000	2,248,725	1,001,275
30	507	51.765	2,650,000	1,911,000	739,000
31	602	60.719	3,200,000	2,730,000	470,000
32	603	59.228	2,973,500	2,838,950	134,550
33	604	59.228	3,050,000	350,000	2,700,000
34	606	60.719	3,215,000	2,260,000	955,000
35	704	59.228	2,971,000	2,325,000	646,000
36	705	60.719	3,250,000	925,000	2,325,000
37	706	60.719	3,250,000	1,250,000	2,000,000
38	707	51.765	2,625,000	800,000	1,825,000
		2237.197	114,209,500	77,760,977	36,448,523



ANNEXURE 'A' CONTD.

AMALTAS APARTMENT OF NOVELLUS INFRASTRURE
(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential Premises Rs.45,000/- per sq.mts

S.No.	Flat No.	Carpet Area in Sq. Mtrs.	Unit Consideration as per Read Reckoner Rate(ASR)
1	1	70.033	4,008,510
2	2	70.033	4,008,510
3	104	59.228	2,880,540
4	106	60.719	3,073,725
5	107	51.765	2,541,690
6	205	60.719	3,073,725
7	303	59.228	2,893,095
8	308	51.765	2,541,690
9	407	51.765	2,541,690
10	408	51.765	2,541,690
11	502	60.719	3,227,411
12	508	51.765	2,668,775
13	601	60.719	3,227,411
14	605	60.719	3,227,411
15	607	51.765	2,668,775
16	608	51.765	2,668,775
17	701	60.719	3,227,411
18	702	60.719	3,227,411
19	703	59.228	3,037,750
20	708	51.765	2,668,775
		1156.903	59,954,769

