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RAVINDRA R. WANKHEDE
B.com., L.L.B., FCA
CHARTERED ACCOUTANT
1160, "Shri Krupa" Near Post Office
Gokulpeth Nagpur - 440 010

Ref No.

Date :

FORM - 3
CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number_____

PYRAMID VENTURES PVT LTD (CITY IV)

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	26,000,000	26,000,000
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 **Note :- NIT charges paid for acquisition of land shown in { 1 (i)(b) } are not included in land cost disclosed in financials of Year 2011-12**	9,422,899	9,422,899
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	1,995,300	1,995,300
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
f	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	**37,418,199**	**37,418,199**



ii	**Development Cost/ Cost of Construction :**		
a	(i) Estimated Cost of Construction as certified by Engineer	452,764,200	-
	(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)**	-	249,155,301
	(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. **Note:- All allocable Indirect Expenses** All costs directly incurred to complete the construction of the entire phase of the project registered.	-	92,644,441
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	-	25,260,251
	Sub-Total of Development Cost	**452,764,200**	**367,059,993**
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**	**490,182,399**	
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	**404,478,192**	
4	**% completion of Construction Work (as per Project Architect's Certificate)**	**80.00%**	
5	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	**82.52%**	
6	**Amount Which can be withdrawn from the Designated Account** Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	**404,478,192**	
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	**403,552,672**	
7	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	**925,520**	

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

Yours Faithfully

RAVINDRA R. WANKHEDE
M.No. 048206

M.No. 048206
RAVINDRA R. WANKHEDE

Sr No.	(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)	Amount (Rs.)
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)	85,704,207
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)	71,071,665
3		
i	Balance Unsold area (Sq. M) (to be certified by Management and to be verified by CA from the records and books of accounts)	113.43
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	4,060,794
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	75,132,459
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	71,071,665

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

Yours Faithfully



RAVINDRA R. WANKHEDE
M.No. 048206

Annexure A
Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project
Sold Inventory City IV

Sr. No.	Flat No.	Carpet Area (Sq. M.)	Agreement value (Rs.)	Receipt Amount (Rs.) till 31/07/2017	Balance (Rs.)
1	A-1	97.938	2,700,000	2,696,025	3,975
2	A-10	99.405	2,800,040	2,257,027	543,013
3	A-11	99.405	2,900,000	2,744,770	155,230
4	A-12	99.405	2,950,000	2,485,394	464,606
5	A-13	99.405	2,900,000	2,707,140	192,860
6	A-14	99.405	2,900,000	2,755,000	145,000
7	A-16	97.938	2,650,000	2,251,041	398,959
8	A-2	99.405	2,800,000	2,404,481	395,519
9	A-3	99.405	2,900,000	2,744,596	155,404
10	A-4	99.405	2,900,000	2,747,738	152,262
11	A-5	99.405	2,900,000	2,712,643	187,357
12	A-6	99.405	2,900,000	2,762,612	137,388
13	A-7	99.405	2,900,000	2,744,195	155,805
14	A-8	97.938	2,900,000	2,742,511	157,489
15	A-9	97.938	2,400,000	2,300,000	100,000
16	B-17	97.938	2,511,000	2,224,170	286,830
17	B-18	99.405	2,900,000	2,587,751	312,249
18	B-19	99.405	3,100,000	2,603,999	496,001
19	B-20	99.405	2,825,000	2,401,878	423,122
20	B-21	99.405	2,825,000	2,672,692	152,308
21	B-22	99.405	2,825,000	2,684,878	140,122
22	B-23	99.405	2,825,000	2,388,627	436,373
23	B-24	97.938	3,000,000	2,848,725	151,275
24	B-25	97.938	2,700,000	2,674,749	25,251
25	B-26	99.405	3,400,000	3,056,520	343,480
26	B-27	99.405	2,825,000	2,403,987	421,013
27	B-28	99.405	2,825,000	2,333,879	491,121
28	B-29	99.405	2,900,000	2,778,881	121,119
29	B-30	99.405	3,050,000	2,899,175	150,825
30	B-31	99.405	3,100,000	2,933,582	166,418
31	B-32	97.938	2,700,000	2,267,069	432,931

32	C-1	78.895	2,847,000	2,705,868	141,132
33	C-10	92.11	2,725,000	2,587,495	137,505
34	C-11	92.11	2,600,000	2,469,518	130,482
35	C-12	92.11	2,700,000	2,296,000	404,000
36	C-13	92.11	2,850,000	2,686,179	163,821
37	C-14	73.532	2,461,000	2,188,503	272,497
38	C-15	73.532	2,800,000	2,659,481	140,519
39	C-16	78.895	2,617,000	2,465,393	151,607
40	C-2	73.532	1,750,000	1,402,001	347,999
41	C-3	73.532	2,850,000	2,485,969	364,031
42	C-4	73.532	2,633,000	2,446,839	186,161
43	C-5	73.532	2,800,000	2,660,000	140,000
44	C-6	73.532	2,890,000	2,354,544	535,456
45	C-7	73.532	2,250,000	2,182,393	67,607
46	C-8	78.895	2,250,000	2,182,393	67,607
47	C-9	96.85	2,100,000	1,959,829	140,171
48	D-17	96.85	2,800,000	1,560,265	1,239,735
49	D-18	92.11	2,850,000	2,629,378	220,622
50	D-19	92.11	2,887,000	2,699,984	187,016
51	D-20	92.11	2,850,000	2,393,238	456,762
52	D-21	92.11	2,850,000	2,707,499	142,501
53	D-22	92.11	2,887,000	2,596,142	290,858
54	D-23	92.11	2,350,000	1,969,375	380,625
55	D-24	96.85	3,000,000	2,549,933	450,067
56	D-25	96.85	2,300,000	1,774,617	525,383
57	D-26	92.11	2,830,000	2,698,899	131,101
58	D-27	92.11	3,000,000	2,741,570	258,430
59	D-28	92.11	2,887,000	2,422,866	464,134
60	D-29	92.11	2,825,000	2,661,117	163,883
61	D-30	92.11	2,825,000	2,683,226	141,774
62	D-31	92.11	2,800,000	2,515,582	284,418
63	D-32	96.85	2,920,000	2,741,538	178,462
64	E-33	92.11	2,771,000	2,398,618	372,382
65	E-34	92.11	3,100,000	2,603,999	496,001
66	E-35	92.11	3,050,000	2,581,120	468,880
67	E-36	92.11	3,200,000	2,687,536	512,464

68	E-37	92.11	2,550,000	1,926,054	623,946
69	E-38	92.11	3,200,000	2,651,937	548,063
70	E-39	92.11	3,000,000	2,548,718	451,282
71	E-40	92.11	3,000,000	2,555,591	444,409
72	A-101	49.668	1,423,003	1,229,009	193,994
73	A-102	49.668	1,905,000	1,692,649	212,351
74	A-103	49.668	1,814,000	1,433,292	380,708
75	A-104	49.668	1,905,000	1,692,627	212,373
76	A-203	49.688	1,950,000	1,732,001	217,999
77	A-204	50.458	1,858,835	1,731,357	127,478
78	A-301	50.445	1,791,602	1,660,744	130,858
79	A-302	50.445	1,995,283	1,839,611	155,672
80	A-303	50.445	1,950,345	1,827,600	122,745
81	A-304	50.445	1,813,530	1,708,348	105,182
82	A-401	50.458	1,813,503	1,708,267	105,236
83	A-402	50.458	1,858,835	1,707,210	151,625
84	A-403	49.688	1,995,000	1,777,920	217,080
85	A-404	50.458	1,858,835	1,661,985	196,850
86	A-501	50.445	1,861,530	1,701,035	160,495
87	A-502	50.445	1,813,530	1,669,143	144,387
88	A-503	50.445	1,813,530	1,710,563	102,967
89	A-504	50.445	1,896,000	1,685,089	210,911
90	A-601	50.458	1,904,270	1,780,000	124,270
91	A-603	49.688	2,086,000	1,732,917	353,083
92	A-604	50.458	1,904,270	1,661,453	242,817
93	A-701	50.445	1,972,273	1,830,024	142,249
94	A-702	50.445	2,177,036	1,591,553	585,483
95	A-703	50.445	2,181,000	1,332,219	848,781
96	A-704	50.445	2,181,000	1,332,219	848,781
97	Shop No 02 & 03	10.34	1,571,000	1,505,290	65,710
98	B-101	49.668	1,723,000	1,373,444	349,556
99	B-102	49.668	1,905,000	1,691,649	213,351
100	B-103	49.668	1,850,000	1,838,766	11,234
101	B-104	49.668	1,825,000	1,557,025	267,975
102	B-201	50.458	1,813,400	1,680,824	132,576
103	B-202	49.688	1,723,000	1,547,847	175,153

104	B-203	50.458	1,837,964	1,720,999	116,965
105	B-204	50.458	1,858,835	1,452,599	406,236
106	B-301	50.445	1,859,468	1,728,328	131,140
107	B-302	50.445	1,859,468	1,730,805	128,663
108	B-304	50.445	1,880,479	1,631,000	249,479
109	B-401	50.458	1,813,400	1,683,252	130,148
110	B-402	49.688	1,995,000	1,797,392	197,608
111	B-403	50.458	1,904,270	1,790,122	114,148
112	B-502	50.445	1,904,406	1,779,237	125,169
113	B-503	50.445	1,813,530	1,689,477	124,053
114	B-504	50.445	1,950,345	1,438,394	511,951
115	B-601	50.458	2,060,000	1,285,849	774,151
116	B-602	49.688	2,086,000	1,675,421	410,579
117	B-603	50.458	1,813,400	1,703,277	110,123
118	B-604	50.458	1,845,553	1,732,002	113,551
119	B-701	50.445	1,995,283	1,433,945	561,338
120	B-702	50.445	1,995,283	1,433,945	561,338
121	B-703	50.445	1,896,000	50,000	1,846,000
122	B-704	50.445	1,896,000	50,000	1,846,000
123	C-101	49.668	2,050,000	1,820,606	229,394
124	C-102	49.668	1,982,000	1,585,393	396,607
125	C-103	49.668	1,950,000	1,588,693	361,307
126	C-104	49.668	1,995,000	1,586,515	408,485
127	C-201	49.688	1,990,000	1,491,000	499,000
128	C-202	49.688	2,041,000	1,663,022	377,978
129	C-203	49.688	1,973,000	1,729,942	243,058
130	C-204	49.688	1,995,000	1,882,374	112,626
131	C-301	50.445	1,950,345	1,879,044	71,301
132	C-302	50.445	1,904,406	1,462,581	441,825
133	C-303	50.445	1,904,406	1,630,368	274,038
134	C-304	50.445	1,904,406	1,629,999	274,407
135	C-401	49.688	1,995,000	1,787,177	207,823
136	C-402	49.688	1,995,000	1,687,026	307,974
137	C-403	49.688	2,222,000	1,773,032	448,968
138	C-404	49.688	1,995,000	1,635,042	359,958
139	C-502	50.445	1,958,932	1,603,453	355,479

140	C-503	50.445	1,995,283	1,692,609	302,674
141	C-504	50.445	1,991,000	1,629,618	361,382
142	C-601	49.688	1,814,000	1,747,043	66,957
143	C-602	49.688	1,995,000	1,788,895	206,105
144	C-603	49.688	2,022,000	1,427,420	594,580
145	C-604	49.688	1,814,000	1,747,042	66,958
146	C-701	50.445	2,181,000	1,383,608	797,392
147	C-702	50.445	2,181,000	1,383,608	797,392
148	C-703	50.445	2,086,159	1,626,107	460,052
149	C-704	50.445	2,086,159	1,626,107	460,052
150	D-101	49.668	1,995,000	1,599,810	395,190
151	D-102	49.668	2,000,000	1,628,620	371,380
152	D-103	49.668	1,950,000	1,562,951	387,049
153	D-104	49.668	2,177,000	2,050,700	126,300
154	D-201	50.458	1,813,453	1,236,730	576,723
155	D-202	50.458	2,040,575	1,570,869	469,706
156	D-203	50.458	1,987,653	1,532,369	455,284
157	D-204	49.688	1,995,000	1,861,244	133,756
158	D-301	50.445	1,945,283	814,125	1,131,158
159	D-302	50.445	1,950,345	1,899,305	51,040
160	D-303	50.445	1,995,283	1,680,600	314,683
161	D-401	50.458	1,995,140	1,813,972	181,168
162	D-402	50.458	1,995,140	1,701,435	293,705
163	D-403	50.458	1,995,140	1,870,856	124,284
164	D-404	49.688	1,814,000	51,000	1,763,000
165	D-501	50.445	2,013,458	1,867,586	145,872
166	D-502	50.445	1,995,283	1,695,888	299,395
167	D-503	50.445	1,995,283	1,699,473	295,810
168	D-504	50.445	2,040,221	1,352,257	687,964
169	D-601	50.458	1,995,110	1,676,858	318,252
170	D-602	50.458	1,987,653	1,642,129	345,524
171	D-603	50.458	2,040,575	1,872,015	168,560
172	D-604	49.688	1,814,000	50,000	1,764,000
173	D-701	50.445	1,813,530	1,519,144	294,386
174	D-702	50.445	1,813,530	1,549,000	264,530
175	D-703	50.445	1,813,530	1,776,346	37,184

176	Shop No 009	18.47	1,264,988	920,812	344,176
177	Shop No 011	10.34	775,000	722,429	52,571
178	E-101	49.668	1,814,000	25,000	1,789,000
179	E-102	49.668	1,950,000	1,734,005	215,995
180	E-103	49.668	1,763,000	1,419,436	343,564
181	E-104	49.668	1,950,000	1,566,861	383,139
182	E-201	49.688	1,814,000	47,846	1,766,154
183	E-202	50.458	1,904,270	1,656,363	247,907
184	E-203	50.458	2,005,503	1,781,555	223,948
185	E-204	50.458	1,995,140	291,008	1,704,132
186	E-301	50.445	1,995,283	1,767,028	228,255
187	E-302	50.445	1,950,345	1,514,068	436,277
188	E-303	50.445	1,904,406	1,761,752	142,654
189	E-304	50.445	1,995,283	1,416,975	578,308
190	E-402	50.458	1,904,270	1,642,035	262,235
191	E-403	50.458	1,995,140	1,671,196	323,944
192	E-404	50.458	1,995,140	1,712,713	282,427
193	E-501	50.445	2,040,221	1,793,543	246,678
194	E-502	50.445	1,950,345	1,489,395	460,950
195	E-503	50.445	1,960,850	1,676,578	284,272
196	E-504	50.445	1,950,345	1,584,150	366,195
197	E-601	49.688	1,814,000	47,846	1,766,154
198	E-602	50.458	1,995,140	1,946,357	48,783
199	E-603	50.458	1,949,705	1,692,523	257,182
200	E-604	50.458	1,972,371	1,479,523	492,848
201	E-702	50.445	1,950,345	1,833,111	117,234
202	E-703	50.445	1,813,530	1,719,999	93,531
203	E-704	50.445	2,049,809	2,004,000	45,809
Total		**13,104**	**452,329,044**	**381,257,379**	**71,071,665**

Note :- Other charges collected from customer against sale of flat are not separately shown in the Annexure A but they included in received amount. As in books no separate ledger has been created for such charges. Therefore, we are unable to ascertain balance receivable from customer excluding other charges.

Pyramid City - IV
Unsold Inventory Valuation City IV

Sr No.	Unit Address	Area (Sq.m.)	Ready reckoner rate (Rs.)	Total Value (Rs.)
1	Shop No-1	18.47	35,800	661,226
2	Shop No-4	18.47	35,800	661,226
3	Shop-5	12.50	35,800	447,500
4	Shop-6	11.34	35,800	405,972
5	Shop-7	11.34	35,800	405,972
6	Shop-8	12.50	35,800	447,500
7	Shop No - 010	10.34	35,800	370,172
8	Shop No - 012	18.47	35,800	661,226
Total		**113.43**		**4,060,794**

