



VIRANI & Co.
CHARTERED ACCOUNTANTS
 OFFICE ADDRESS:- SHOP No 16, SADODAY ENCLAVE,
 KADBI CHOWK, KAMPTEE ROAD,
 NAGPUR - 04.

Mobile No. 98606 29722

Mobile No. 9096447760

E-mail:- info@virani.co.in

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.)	
			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.1,25,00,000/-	Rs.1,25,00,000/-
	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.35,74,419/-	Rs.35,74,419/-
	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	Rs.10,40,000/-	Rs.10,40,000/-
	f.	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	-	-



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	(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	Rs.1,71,14,419	Rs.1,71,14,419
	ii. Development Cost/ Cost of Construction :		
a.	<p>(i) Estimated Cost of Construction as certified by Engineer</p> <p>(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA</p> <p>Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</p> <p>(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.</p> <p>All costs directly incurred to complete the construction of the entire phase of the project registered.</p>	Rs.4,25,00,000/-	Rs.1,63,40,430/-
		Rs.18,00,000/-	Rs.6,30,000/-
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	-	-





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	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 ;	--	-
		Sub-Total of Development Cost	Rs.4,43,00,000/-	Rs.1,69,70,430/-

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	Rs.6,14,14,419/-
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	Rs.3,40,84,849/-
4.	% completion of Construction Work (as per Project Architect's Certificate)	35.89%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	55.49%
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	Rs.3,40,84,849/- *Rs. NIL
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	Rs. 3,40,84,849/-

This certificate is being issued for RERA compliance for the Company **OAK BUILDTECH INDIA LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

*The promoter / builder / developer had agreed to give 40% of the total saleable area of the proposed complex (apart from the consideration amount paid) to the original land owner over





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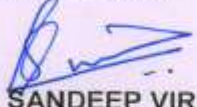
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and above the amount of Rs. 1,25,00,000/- paid to Land owner. Cost of land is taken at Rs. 1,25,00,000/- i.e. the actual amount paid by the builder to the land owner.

Yours Faithfully

**FOR VIRANI & CO.
CHARTERED ACCOUNTANTS
(FRN: 130806W)**




**CA SANDEEP VIRANI
PARTNER
MEM NO. 132572**

**Nagpur
30.07.2017**

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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)	Rs.2,73,29,570/-
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	1159.416# Rs.6,57,38,892/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	Rs.6,57,38,892/-
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%

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#Estimate amount of sales receivable has been calculated of the apartments to be sold to public other than those to be retained by land owner.

FOR VIRANI & CO.
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(FRN: 130806W)




CA SANDEEP VIRANI
PARTNER
MEM NO. 132572

Nagpur
30.07.2017

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					



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(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential /commercial premises Rs 56,700/- per sm².

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	102	104.329	59,15,455
2	201	106.094	60,15,530
3	203	105.908	60,04,984
4	302	104.329	59,15,455
5	303	105.908	60,04,984
6	401	106.094	60,15,530
7	502	104.329	59,15,455
8	501	106.094	60,15,530
9	601	106.094	60,15,530
10	602	104.329	59,15,455
11	603	105.908	60,04,984
Total		1159.416	6,57,38,892

* The above rates and working has been worked out by the promoter / builder as per the present ASR rates.

