R S BHATTAD & ASSOCIATES
Chartered Accountants

33-A, Central Bazar Road
Ramdaspeth, Nagpur – 10
Ph.No. 2420722, 6611722

FORM-3 [see Regulation 3]

(FOR REGISTRATION OF A PROJECT)

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	2,00,000/-	2,00,000/-
	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	-	-
	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	2,640/-	2,640/-
	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	-	-

R S BHATTAD & ASSOCIATES
Chartered Accountants

33-A, Central Bazar Road
Ramdaspeth, Nagpur – 10
Ph.No. 2420722, 6611722

		(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	**2,02,640/-**	**2,02,640/-**
		ii. Development Cost/ Cost of Construction		
	a.	(i) Estimated Cost of Construction as certified by Engineer	1,20,00,000	
		(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)**		10,00,000
		(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	-	-

33-A, Central Bazar Road
Ramdaspeth, Nagpur – 10
Ph.No. 2420722, 6611722

		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.		
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	16,00,000	-
	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	**1,36,00,000**	**10,00,000**

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	**1,38,02,640**
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	**12,02,640**
4.	% completion of Construction Work (as per Project Architect's Certificate)	-
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	**8.71%**

R S BHATTAD & ASSOCIATES
Chartered Accountants

33-A, Central Bazar Road
Ramdaspeth, Nagpur – 10
Ph.No. 2420722, 6611722

6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	**12,02,640**
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	**12,02,640**
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	-

Note –

1.Estimated values specified in FORM 3 could not be verified and are taken as certified by the management.

2.We have not been able to verify the genuinity of expenses claimed of Rs.10.00.000/- since the necessary vouchers/bills and other related documents were not provided to us.

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

For R S Bhattad &Associates
Chartered Accountants
Firm Regn No:135948W



(Mayur Parkhani)
Partner
M.No: 101632

Place : Nagpur
Date: 05th August 2017

R S BHATTAD & ASSOCIATES
Chartered Accountants

33-A, Central Bazar Road
Ramdaspeth, Nagpur – 10
Ph.No. 2420722, 6611722

(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)	1,26,00,000
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)	8,93,12,441
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	1492.206 sq. mts. 1,18,63,037
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	10,11,75,478
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	7,08,22,835

R S BHATTAD & ASSOCIATES
Chartered Accountants

33-A, Central Bazar Road
Ramdaspeth, Nagpur – 10
Ph.No. 2420722, 6611722

Note – We have not been able to verify amount received from sale of plots as the necessary records were not made available to us and the figures are taken on the basis of certificate from the management.

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

For R S Bhattad &Associates
Chartered Accountants
FirmRegn No:135948W

R. S. BHATTAD & ASSOCIATES CHARTERED ACCOUNTANTS NAGPUR

(Mayur Parkhani)
Partner
M.No: 101632

Place : Nagpur
Date: 05th August 2017

Annexure A

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

Sold Inventory

Sr. No.	Plot No.	AREA (Sq.mt)	Unit consideration as per Agreement/Letter of allotment	Received Amount	Balance Receivable
1	1	250.05	32,30,000.00	1,41,000.00	3089000
2	2	261.02	35,11,000.00	21,000.00	3490000
3	3	287.69	35,85,000.00	21,000.00	3564000
4	4	303.99	39,76,000.00	9,21,000.00	3055000
5	6	142.28	18,38,000.00	3,69,000.00	1469000
6	7,8	225.00	29,06,000.00	6,51,000.00	1355000
7	9	112.50	15,00,000.00	4,50,000.00	1050000
8	10	112.50	14,89,000.00	21,000.00	1468000
9	11	112.50	14,89,000.00	21,000.00	1468000
10	12	112.50	14,83,000.00	4,20,000.00	1063000
11	13	150.00	20,18,000.00	4,00,000.00	1618000
12	14	150.00	20,18,000.00	2,80,000.00	1738000
13	15	112.50	14,53,000.00	21,000.00	1432000
14	16	112.50	14,53,000.00	21,000.00	1432000
15	17	112.50	14,53,000.00	11,000.00	1442000
16	19	112.50	14,90,000.00	3,72,000.00	1118000
17	20	112.50	14,90,000.00	3,72,000.00	1118000

18	21	142.28	14,53,000.00	3,00,000.00	1153000
19	22	142.28	18,92,000.00	21,000.00	1871000
20	23	112.50	14,71,000.00	21,000.00	1450000
21	24	112.50	15,00,000.00	3,75,000.00	1125000
22	25	112.50	14,95,000.00	21,000.00	1474000
23	26	112.50	14,53,000.00	3,63,000.00	1090000
24	27	112.50	14,53,000.00	21,000.00	1432000
25	28	112.50	14,53,000.00	21,000.00	1432000
26	29	150.00	19,78,000.00	4,95,000.00	1483000
27	30	154.28	19,93,000.00	3,00,000.00	1693000
28	31	153.00	20,42,000.00	3,21,000.00	1721000
29	32	153.00	20,42,000.00	5,10,000.00	1532000
30	33	153.00	19,76,000.00	4,94,000.00	1482000
31	34	153.00	20,00,000.00	21,000.00	1979000
32	35	188.46	24,50,000.00	1,22,000.00	2328000
33	37	137.10	18,11,000.00	19,000.00	1792000
34	38	137.10	18,19,000.00	2,11,000.00	1608000
35	39	137.10	18,00,000.00	7,00,000.00	1118000
36	40	137.10	17,70,000.00	4,42,000.00	1328000
37	41	137.10	17,70,000.00	4,42,000.00	1328000
38	43	137.10	18,00,000.00	19,000.00	1781000

39	44	137.10	17,86,000.00	4,47,000.00	1339000
40	45	137.10	14,36,000.00	3,59,000.00	1077000
41	46	137.10	14,36,000.00	3,59,000.00	1077000
42	47	137.10	14,00,000.00	3,50,000.00	1050000
43	48	260.63	34,64,000.00	21,000.00	3443000
44	49	275.76	36,36,000.00	21,000.00	3615000
45	50	272.10	35,88,000.00	21,000.00	3567000
46	52	298.72	39,71,000.00	21,000.00	3950000
47	53	292.44	39,35,000.00	21,000.00	3914000
48	54	284.28	38,24,987.40	8,58,546.00	2966441
49	55	276.12	33,67,500.00	32,22,500.00	145000
Total		8177.88	10,56,47,487	1,54,53,046	8,93,12,441
Commision on Sales					2,50,00,000
Balance amount receivable					6,43,12,441

Note – We have not verified the genuinity of expense and Commission on Sales of Rs.2,50,00,000 is taken on the basis of certificate received from the management.

(Unsold Inventory Valuation)

Ready Recknor Rates on the date of Certificate of the Residential/Commercial Premises

Rate - Per Sq.mt. – 7,950

Sr. No.	Flat No/plot No.	Carpet Area (in sq mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	5	311.84	24,79,112.00
2	18	112.50	8,94,375.00
3	36	141.38	11,23,947.00
4	42	137.10	10,89,945.00
5	51	287.52	22,85,784.00
6	56	501.87	39,89,874.00
Total		1,492.21	1,18,63,037

Note – Ready Recknor rates are taken as certified by the management.

For R S Bhattad &Associates
Chartered Accountants
FirmRegn No:135948W

R.S. BHATTAD & ASSOCIATES CHARTERED ACCOUNTANTS NAGPUR

(Mayur Parkhani)
Partner
M.No: 101632

Place : Nagpur
Date: 05th August 2017