

CHETAN BHANDIRGE & CO.

CHARTERED ACCOUNTANTS

Address: 1. Ganar Building, Near Mayur Mangal Karyalaya, Ganesh Nagar, Azamshah Layout, Nagpur – 09
 2. Plot no. 396, C/o Laxman Zilpe, Near Corporation Office, Hanuman Nagar Nagpur – 09.
 Tel. No- 0712-02704000 Firm Regi. No- 138169W

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
1	103	33.418	2,700,000.00	2,455,500.00	244,500.00
2	101	36.992	1,780,000.00	1,780,000.00	-
TOTAL		70.41	4,480,000.00	4,235,500.00	244,500.00

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
 of the Residential / commercial premises Rs 33000/-

Per sm.

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate
1	102	33.418	2,440,000.00
2	104	36.360	2,650,000.00
3	201	36.992	2,700,000.00
4	202	33.418	2,440,000.00
5	203	33.418	2,700,000.00
6	204	36.360	2,650,000.00
7	301	36.992	2,700,000.00
8	302	33.418	2,440,000.00
9	303	33.418	2,700,000.00
10	304	36.360	2,650,000.00
11	401	33.852	2,650,000.00
12	402	35.418	2,770,000.00
TOTAL		419.42	31,490,000.00



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(Signature)
 NAGESHWAR DUDKE
 (PARTNER)
 Mem No. 160020
 F. R. N. 138169 W

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ii)	Development Cost / Cost of Construction:			
a (i)	Estimated Cost of Construction as certified by Engineer	16,885,800.00	8,443,000.00	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	16,885,800.00	7,687,177.00	
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)			
a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), 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.	-	-	
b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.	-	-	
c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-	
	Sub Total of Development Cost	16,885,800.00	7,687,177.00	
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	23,243,871.00		
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	14,045,248.00		
4	% completion of Construction Work (as per Project Architect's Certificate)	77.00%		
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)	60.43%		
6	Amount which can be withdrawn from the Designated Account	14,045,248.00		
	Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5)			
	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	5,431,750.00		
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	8,613,498.00		

This certificate is being issued for RERA compliance for the Company [Promoter's 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 of Chartered Accountant

(Membership Number.....)

Name

CHETAN BHANDIRGE & CO.

CHARTERED ACCOUNTANTS

NAGESHWAR HIRKE
(PARTNER)
Mem No. 160020
F. R. N. 138169 W

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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)	9,198,623.00	
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)	244,500.00	
3 i	Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	419.42	
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	31,490,000.00	
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	31,734,500.00	
5	Amount to be deposited in Designed 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	22,214,150.00	
	If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	0	

This Certificate is being issued for RERA compliance for the Company [Promoter's 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 of Chartered Accountant

(Membership Number.....)

Name



CHETAN BHANDIRGE & CO.
CHARTERED ACCOUNTANTS

NAGESHWAR TIJKE
(PARTNER)
Mem No. 160020
F. R. N. 138169 W

Swaraj Dev.

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FORM - 3 (See Regulation-3)

CHARTERED ACCOUNTANT 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	4,679,000.00	4,679,000.00
b)	Amount of Premium payable to obtain development rights, 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	1,679,071.00	1,679,071.00
f)	Land Premium payable as per annual statement of rates (ASR) for development 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	-	-
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 Rs	6,358,071.00	6,358,071.00