AYUSH NARWARE & ASSOCIATES
CHARTERED ACCOUNTANTS
492, OLD RAMDASPETH,
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FORM NO -3
(see Regulation 3)

(FOR REGISTRATION OF PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA registration Number **P50500010028**
Name of the Project :Impressa Sky Homes, Kh. Nos. 2 and 5 (Part) of Mouza – MANKAPUR, P.S.K. 11, City Survey No. 511/1 and Sheet No. 16 of Mouza – MANKAPUR, situate at Sadiquabad, Ring Road, Mankapur, Nagpur

Sr. No	Particulars	Amount (RS) Estimate	Amount (RS) Incurred
1.	**(I) LAND COST :**		
A.	Acquisition cost of land or Development Right, lease premium , lease rent interest cost incurred or payable on land cost and legal cost.	0.00	0.00
B)	Amount of premium payable to be obtain development right , FSI, additional FSI ,fungible area and any other incentive under DCR from local Authority or State Government or any Statutory Authority.	53,22,497.00	53,22,497.00
C)	Acquisition cost of TDR (if any)	0.00	0.00
D)	Amount 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	12,78,700.00	12,78,700.00
E)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
F)	Under rehabilitation Scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00	0.00
	(ii) Actual cost of construction of rehab building incurred as per books of accounts as verified by the CA.	0.00	0.00
	(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 *	0.00	0.00
	(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 *	0.00	0.00
	SUB TOTAL OF LAND COST	**66,01,197.00**	**66,01,197.00**

Sr. No	Particulars	Amount (RS) Estimate	Amount (RS) Incurred
1.	**(II) DEVELOPMENT COST/ COST OF CONSTRUCTION :**		
A	(i) Estimated Cost of Construction as certified by Engineer. (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).	6,48,00,000.00	6,95,05,000.00
	(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.	5,00,000.00	5,00,000.00
B.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority *	0.00	0.00
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 ;	7,00,000.00	4,50,000.00
	SUB TOTAL OF DEVELOPEMENT COST	**6,60,00,000.00**	**7,04,55,000.00**

2.	Total Estimated Cost of the Real Estate Project[1(I) + 1(II)] of Estimated Column.	7,26,01,197.00
3.	Total Cost Incurred of the Real Estate Project [1(I) + 1(II)] of Incurred Column.	7,70,56,197.00
4.	% completion of Construction Work (as per Project Architect's Certificate)	88.51%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	106.13%
6.	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	7,70,56,197.00
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	5,45,00,000.00
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	2,25,56,197.00

This certificate is being issued for RERA compliance for the Impressa Realtors (Promoter) and is based on the records and documents produced before me and explanations provided to me by the management of the Promoter.

Yours Faithfully,

FOR AYUSH NARWARE & ASSOCIATES
CHARTERED ACCOUNTANTS

C. A. Ayush Narware
Proprietor
Membership No. 181357

(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)	1,00,00,000.00
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)	90,00,000.00
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	436.00 Sq. Mtrs. 2,05,09,800.00
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,95,09,800.00
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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Yours Faithfully,

FOR AYUSH NARWARE & ASSOCIATES
CHARTERED ACCOUNTANTS

C. A. Ayush Narware
Proprietor
Membership No. 181357



Annexure A

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

Name of the Project :Impressa Sky Homes, Kh. Nos. 2 and 5 (Part) of Mouza – MANKAPUR, P.S.K. 11, City Survey No. 511/1 and Sheet No. 16 of Mouza – MANKAPUR, situate at Sadiquabad, Ring Road, Mankapur, Nagpur

Sold Inventory

Sr. No	Flat No.	Carpet Area (in sq,mtrs.)	Unit Consideration As per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	301	78.00	33,00,000.00	32,00,000.00	1,00,000.00
2	304	49.00	35,00,000.00	30,00,000.00	5,00,000.00
3	401/402	156.00	66,00,000.00	66,00,000.00	-
4	403/404	101.00	50,00,000.00	50,00,000.00	-
5	501/502	156.00	90,00,000.00	31,50,000.00	58,50,000.00
6	503	52.00	23,00,000.00	20,00,000.00	3,00,000.00
7	504	49.00	25,00,000.00	25,00,000.00	-
8	601	78.00	32,00,000.00	27,00,000.00	5,00,000.00
	602	78.00	55,00,000.00	55,00,000.00	-
9	603	52.00	22,00,000.00	15,00,000.00	7,00,000.00
10	604	49.00	30,00,000.00	30,00,000.00	-
11	701/702	156.00	66,00,000.00	66,00,000.00	-
12	703	52.00	25,00,000.00	25,00,000.00	-
13	803/804	101.00	50,00,000.00	50,00,000.00	-
14	801	78.00	33,00,000.00	22,50,000.00	10,50,000.00
15	101/102/103/104 201/202/203/204 302/303 704/901/902	849.00	----------	------	---------
		TOTAL	**6,35,00,000.00**	**5,45,00,000.00**	**90,00,000.00**

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises Rs. 39,200/- per Sq. Mtrs. For Built-up Area and Rs. 47,040/- for Carpet Area

Sr. No.	Flat No.	Carpet Area (in Sq. Mtrs.	Unit Consideration as per Ready Reckoner Rate(ASR)
2	802	78	36,69,200.00
3	1002	78	36,69,200.00
4	1001	78	36,69,200.00
5	903	52	24,46,100.00
6	1003	52	24,46,100.00
7	904	49	23,05,000.00
8	1004	49	23,05,000.00
TOTAL			**2,05,09,800.00**

Yours Faithfully,

FOR AYUSH NARWARE & ASSOCIATES
CHARTERED ACCOUNTANTS

Ayush

C. A. Ayush Narware
Proprietor
Membership No. 181357

NARWARE & ASSOCIATES CA FRN. 146102W