FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number: (Yet to be Alloted)

Project (Pioneer Tamarind Court-Plot No.R6)

For 24th Septemeber 2018

Location: Nagpur

Sr. No.		Particulars	Amount	
			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.	13,44,68,809	9,36,09,282
		b) Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area,and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	2,97,55,424	1,07,55,424
		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	37,50,287	37,50,287
		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 cos t 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	**16,79,74,520**	**10,81,14,993**

*Shop no. 13, First Floor , M . G. Market
Jaistambh Square, Amravati - 444601
* Flat no. E304, Shiv Height, Beltarodi Road,
Near Manish Nagar, Nagpur-440032
Contact - Cell : +91 9420076355 * email id - deepakzambani01@gmail.com

	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).	32,44,30,154	-
		(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.	4,65,01,655	23,55,325
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	10,00,000	-
		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 ;	10,81,43,385	2,24,90,729
		Sub-Total of DEVELOPMENT COST	**48,00,75,194**	**2,48,46,054**
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		**64,80,49,714**
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		**13,29,61,047**
4		% completion of Construction Work % (as per Project Architect's Certificate)		NA

G A D & ASSOCIATES * Chartered Accountants * FRN-146550W NAGPUR

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5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	20.52%
6	Amount Which can be withdrawn from the Designated Account.	13,29,61,047
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	13,29,61,047

This certificate is being issued for RERA compliance for the Company **Tarangan Infrventures Private Limited** and is based on the records and documents produced before me and explanations provided to me by the partners of the Firm.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

CA. Ankit Talreja
MRN-177608
Nagpur
24th September 2018

G A D & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

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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)	51,50,88,667
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	12,200.03
	(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	36,32,80,412
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	36,32,80,412
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	36,32,80,412

This certificate is being issued for RERA compliance for the Company **Tarangan Infrventures Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For G A D & ASSOCIATES
MRN - 177608
FRN-146550W

Ankit

CA. Ankit Tairej
Nagpur
24th September 2018

Date:-24/09/2018
Place:-Nagpur

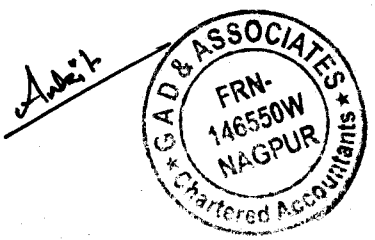
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Annexure A

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

Sold Inventory

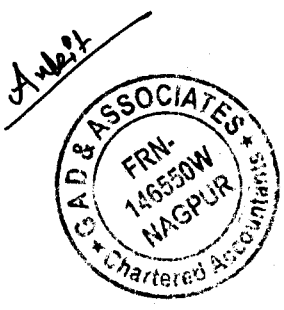
Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	NIL				
2					
	TOTAL	-	-	-	-



Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf the Residential premises Rs 29777 per sm. at Carpet Area *(Cost at carpet Area = 1.1 of Cost at Built up area (i.e. Rs 27070 per sm.)

Sr. No.	Flat No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	101	46.685	13,90,139
2	102	45.225	13,46,665
3	103	45.225	13,46,665
4	104	46.685	13,90,139
5	105	46.685	13,90,139
6	106	46.685	13,90,139
7	107	46.685	13,90,139
8	108	41.179	12,26,187
9	109	46.685	13,90,139
10	110	46.685	13,90,139
11	111	46.685	13,90,139
12	112	46.685	13,90,139
13	113	46.685	13,90,139
14	114	46.685	13,90,139
15	115	46.685	13,90,139
16	116	46.685	13,90,139
17	117	46.685	13,90,139
18	118	46.685	13,90,139
19	119	46.685	13,90,139
20	120	46.685	13,90,139
21	121	46.685	13,90,139
22	122	45.225	13,46,665
23	123	45.225	13,46,665
24	124	46.685	13,90,139
25	201	46.685	13,90,139
26	202	45.225	13,46,665
27	203	45.225	13,46,665
28	204	46.685	13,90,139
29	205	46.685	13,90,139
30	206	46.685	13,90,139
31	207	46.685	13,90,139
32	208	41.179	12,26,187
33	209	46.685	13,90,139
34	210	46.685	13,90,139
35	211	46.685	13,90,139
36	212	46.685	13,90,139
37	213	46.685	13,90,139
38	214	46.685	13,90,139
39	215	46.685	13,90,139
40	216	46.685	13,90,139
41	217	46.685	13,90,139
42	218	46.685	13,90,139
43	219	46.685	13,90,139
44	220	46.685	13,90,139
45	221	46.685	13,46,665
46	222	45.225	13,46,665
47	223	45.225	13,90,139
48	224	46.685	13,90,139
49	301	46.685	13,46,665
50	302	45.225	13,46,665
51	303	45.225	13,90,139
52	304	46.685	13,90,139
53	305	46.685	13,90,139
54	306	46.685	



55	307	46.685	13,90,139
56	308	41.179	12,26,187
57	309	46.685	13,90,139
58	310	46.685	13,90,139
59	311	46.685	13,90,139
60	312	46.685	13,90,139
61	313	46.685	13,90,139
62	314	46.685	13,90,139
63	315	46.685	13,90,139
64	316	46.685	13,90,139
65	317	46.685	13,90,139
66	318	46.685	13,90,139
67	319	46.685	13,90,139
68	320	46.685	13,90,139
69	321	46.685	13,90,139
70	322	45.225	13,46,665
71	323	45.225	13,46,665
72	324	46.685	13,90,139
73	401	46.685	13,90,139
74	402	45.225	13,46,665
75	403	45.225	13,46,665
76	404	46.685	13,90,139
77	405	46.685	13,90,139
78	406	46.685	13,90,139
79	407	46.685	13,90,139
80	408	41.179	12,26,187
81	409	46.685	13,90,139
82	410	46.685	13,90,139
83	411	46.685	13,90,139
84	412	46.685	13,90,139
85	413	46.685	13,90,139
86	414	46.685	13,90,139
87	415	46.685	13,90,139
88	416	46.685	13,90,139
89	417	46.685	13,90,139
90	418	46.685	13,90,139
91	419	46.685	13,90,139
92	420	46.685	13,90,139
93	421	46.685	13,90,139
94	422	45.225	13,46,665
95	423	45.225	13,46,665
96	424	46.685	13,90,139
97	501	46.685	13,90,139
98	502	45.225	13,46,665
99	503	45.225	13,46,665
100	504	46.685	13,90,139
101	505	46.685	13,90,139
102	506	46.685	13,90,139
103	507	46.685	13,90,139
104	508	41.179	12,26,187
105	509	46.685	13,90,139
106	510	46.685	13,90,139
107	511	46.685	13,90,139
108	512	46.685	13,90,139
109	513	46.685	13,90,139
110	514	46.685	13,90,139
111	515	46.685	13,90,139
112	516	46.685	13,90,139
113	517	46.685	13,90,139
114	518	46.685	13,90,139
115	519	46.685	13,90,139
116	520	46.685	13,90,139
117	521	46.685	13,90,139

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118	522	45.225	13,46,665
119	523	45.225	13,46,665
120	524	46.685	13,90,139
121	601	46.685	13,90,139
122	602	45.225	13,46,665
123	603	45.225	13,46,665
124	604	46.685	13,90,139
125	605	46.685	13,90,139
126	606	46.685	13,90,139
127	607	46.685	13,90,139
128	608	41.179	12,26,187
129	609	46.685	13,90,139
130	610	46.685	13,90,139
131	611	46.685	13,90,139
132	612	46.685	13,90,139
133	613	46.685	13,90,139
134	614	46.685	13,90,139
135	615	46.685	13,90,139
136	616	46.685	13,90,139
137	617	46.685	13,90,139
138	618	46.685	13,90,139
139	619	46.685	13,90,139
140	620	46.685	13,90,139
141	621	46.685	13,90,139
142	622	45.225	13,46,665
143	623	45.225	13,46,665
144	624	46.685	13,90,139
145	701	46.685	13,90,139
146	702	45.225	13,46,665
147	703	45.225	13,46,665
148	704	46.685	13,90,139
149	705	46.685	13,90,139
150	706	46.685	13,90,139
151	707	46.685	13,90,139
152	708	41.179	12,26,187
153	709	46.685	13,90,139
154	710	46.685	13,90,139
155	711	46.685	13,90,139
156	712	46.685	13,90,139
157	713	46.685	13,90,139
158	714	46.685	13,90,139
159	715	46.685	13,90,139
160	716	46.685	13,90,139
161	717	46.685	13,90,139
162	718	46.685	13,90,139
163	719	46.685	13,90,139
164	720	46.685	13,90,139
165	721	46.685	13,90,139
166	722	45.225	13,46,665
167	723	45.225	13,46,665
168	724	46.685	13,90,139
169	801	46.685	13,90,139
170	802	45.225	13,46,665
171	803	45.225	13,46,665
172	804	46.685	13,90,139
173	805	46.685	13,90,139
174	806	46.685	13,90,139
175	807	46.685	13,90,139
176	808	41.179	12,26,187
177	809	46.685	13,90,139
178	810	46.685	13,90,139
179	811	46.685	13,90,139
180	812	46.685	13,90,139



181	813	46.685	13,90,139
182	814	46.685	13,90,139
183	815	46.685	13,90,139
184	816	46.685	13,90,139
185	817	46.685	13,90,139
186	818	46.685	13,90,139
187	819	46.685	13,90,139
188	820	46.685	13,90,139
189	821	46.685	13,90,139
190	822	45.225	13,46,665
191	823	45.225	13,46,665
192	824	46.685	13,90,139
193	901	46.685	13,90,139
194	902	45.225	13,46,665
195	903	45.225	13,46,665
196	904	46.685	13,90,139
197	905	46.685	13,90,139
198	906	46.685	13,90,139
199	907	46.685	13,90,139
200	908	41.179	12,26,187
201	909	46.685	13,90,139
202	910	46.685	13,90,139
203	911	46.685	13,90,139
204	912	46.685	13,90,139
205	913	46.685	13,90,139
206	914	46.685	13,90,139
207	915	46.685	13,90,139
208	916	46.685	13,90,139
209	917	46.685	13,90,139

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210	918	46.685	13,90,139
211	919	46.685	13,90,139
212	920	46.685	13,90,139
213	921	46.685	13,90,139
214	922	45.225	13,46,665
215	923	45.225	13,46,665
216	924	46.685	13,90,139
217	1001	46.685	13,90,139
218	1002	45.225	13,46,665
219	1003	45.225	13,46,665
220	1004	46.685	13,90,139
221	1005	46.685	13,90,139
222	1006	46.685	13,90,139
223	1007	46.685	13,90,139
224	1008	41.179	12,26,187
225	1009	46.685	13,90,139
226	1010	46.685	13,90,139
227	1011	46.685	13,90,139
228	1012	46.685	13,90,139
229	1013	46.685	13,90,139
230	1014	46.685	13,90,139
231	1015	46.685	13,90,139
232	1016	46.685	13,90,139
233	1017	46.685	13,90,139
234	1018	46.685	13,90,139
235	1019	46.685	13,90,139
236	1020	46.685	13,90,139
237	1021	46.685	13,90,139
238	1022	45.225	13,46,665
239	1023	45.225	13,46,665
240	1024	46.685	13,90,139
241	1101	46.685	13,90,139
242	1102	45.225	13,46,665
243	1103	45.225	13,46,665
244	1104	46.685	13,90,139
245	1105	46.685	13,90,139
246	1106	46.685	13,90,139
247	1107	46.685	13,90,139
248	1108	41.179	12,26,187
249	1109	46.685	13,90,139
250	1110	46.685	13,90,139
251	1111	46.685	13,90,139
252	1112	46.685	13,90,139
253	1113	46.685	13,90,139
254	1114	46.685	13,90,139
255	1115	46.685	13,90,139
256	1116	46.685	13,90,139
257	1117	46.685	13,90,139
258	1118	46.685	13,90,139
259	1119	46.685	13,90,139
260	1120	46.685	13,90,139
261	1121	46.685	13,90,139
262	1122	45.225	13,46,665
263	1123	45.225	13,46,665
264	1124	46.685	13,90,139
TOTAL		12,200.03	**36,32,80,412**

