FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE
Cost of Real Estate Project MahaRERA Registration Number: P50500017948

Project Name :Pioneer Orchid
For 31st December 2019
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.	101,658,094	101,658,094
		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.	29,878,422	29,878,422
		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	3,764,467	3,764,467
		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	**135,300,983**	**135,300,983**

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

*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.		372,430,154	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.			16,382,457
	Note :(for adding to total cost of construction incurred,Minimum of (i) or (ii) is to be considered).			
	(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.		35,501,655	4,519,043
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.		1,000,000	25,376
	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 ;		108,143,385	51,036,726
	Sub-Total of DEVELOPMENT COST		**517,075,194**	**71,963,602**
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.			**652,376,177**
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column			**207,264,585**
4	% completion of Construction Work % (as per Project Architect's Certificate)			NA

Ankit

FRN-146550W NAGPUR Chartered Accountants

*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

5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	31.77%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	207,264,585
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	9,205,460
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	198,059,125

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. Apkit Talreja
MRN-177608
Nagpur
01st August 2021
UDIN:21177608AAAACS9409

*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

(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)	445,111,592
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)	45,927,520
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	11,206.67
	(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	333,700,953
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	379,628,473
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	379,628,473

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

CA. Ankit Talreja
Nagpur
01st August 2021
UDIN:21177608AAAACS9409

Date:-01/08/2021
Place:-Nagpur

*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

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	408	41.18	2,575,500	50,000	2,525,500
2	217	46.69	2,875,150	211,000	2,664,150
3	405	46.69	2,839,000	6,500	2,832,500
4	608	41.18	2,903,550	1,025,000	1,878,550
5	403	45.23	2,863,500	50,000	2,813,500
6	622	45.23	2,863,500	650,000	2,213,500
7	208	41.18	2,638,200	760,460	1,877,740
8	422	45.23	2,503,050	1,050,000	1,453,050
9	402	45.23	2,815,500	750,000	2,065,500
10	406	46.69	2,865,000	720,000	2,145,000
11	117	46.69	2,773,750	850,000	1,923,750
12	919	46.69	2,947,500	87,500	2,860,000
13	822	45.23	2,648,500	50,000	2,598,500
14	407	46.69	2,520,000	800,000	1,720,000
15	617	46.69	2,700,000	550,000	2,150,000
16	722	45.23	2,799,000	875,000	1,924,000
17	817	46.69	2,617,500	700,000	1,917,500
18	417	46.69	3,152,780	20,000	3,132,780
19	308	41.18	2,500,000	-	2,500,000
20	207	46.69	2,732,000	-	2,732,000
	TOTAL	**899.92**	**55,132,980**	**9,205,460**	**45,927,520**

*It is observed that some receipt from customers are not deposited through designated account as per MAHA RERA rule, on discussing it with the promoters it is being informed to us that the reason for not depositing it into designated account is as under: 1) Few transaction was directly transferred to other account by the customers without intimating to the Promoters as they are not aware of the new account/mechanism/ rules of MAHA RERA.
However the amount which was not routed through designated account was within the Drawing limit of the Promoter as per RERA Provisions rules.

FRN-146550W NAGPUR

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

Sr. No.	Flat No.	*Carpet Area (in Sq Mtrs.)*	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	101	46.69	1,390,139
2	111	46.69	1,390,139
3	112	46.69	1,390,139
4	113	46.69	1,390,139
5	114	46.69	1,390,139
6	115	46.69	1,390,139
7	119	46.69	1,390,139
8	124	46.69	1,390,139
9	201	46.69	1,390,139
10	202	45.23	1,346,665
11	203	45.23	1,346,665
12	209	46.69	1,390,139
13	210	46.69	1,390,139
14	211	46.69	1,390,139
15	212	46.69	1,390,139
16	213	46.69	1,390,139
17	214	46.69	1,390,139
18	215	46.69	1,390,139
19	301	46.69	1,390,139
20	309	46.69	1,390,139
21	310	46.69	1,390,139
22	311	46.69	1,390,139
23	313	46.69	1,390,139
24	314	46.69	1,390,139
25	315	46.69	1,390,139
26	316	46.69	1,390,139
27	318	46.69	1,390,139
28	321	46.69	1,390,139
29	323	45.23	1,346,665
30	324	46.69	1,390,139
31	401	46.69	1,390,139
32	410	46.69	1,390,139
33	411	46.69	1,390,139
34	412	46.69	1,390,139
35	413	46.69	1,390,139
36	414	46.69	1,390,139
37	415	46.69	1,390,139
38	424	46.69	1,390,139
39	501	46.69	1,390,139
40	502	45.23	1,346,665
41	506	46.69	1,390,139
42	509	46.69	1,390,139
43	510	46.69	1,390,139
44	511	46.69	1,390,139
45	512	46.69	1,390,139
46	513	46.69	1,390,139
47	514	46.69	1,390,139
48	515	46.69	1,390,139
49	516	46.69	1,390,139
50	517	46.69	1,390,139
51	518	46.69	1,390,139
52	520	46.69	1,390,139
53	521	46.69	1,390,139
54	522	45.23	1,346,665
55	523	45.23	1,346,665

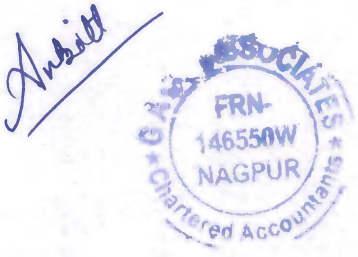


56	524	46.69	1,390,139
57	601	46.69	1,390,139
58	607	46.69	1,390,139
59	610	46.69	1,390,139
60	611	46.69	1,390,139
61	612	46.69	1,390,139
62	613	46.69	1,390,139
63	614	46.69	1,390,139
64	615	46.69	1,390,139
65	616	46.69	1,390,139
66	624	46.69	1,390,139
67	701	46.69	1,390,139
68	702	45.23	1,346,665
69	703	45.23	1,346,665
70	705	46.69	1,390,139
71	706	46.69	1,390,139
72	707	46.69	1,390,139
73	708	41.18	1,226,187
74	709	46.69	1,390,139
75	710	46.69	1,390,139
76	711	46.69	1,390,139
77	712	46.69	1,390,139
78	713	46.69	1,390,139
79	714	46.69	1,390,139
80	715	46.69	1,390,139
81	716	46.69	1,390,139
82	717	46.69	1,390,139
83	718	46.69	1,390,139
84	719	46.69	1,390,139
85	721	46.69	1,390,139
86	723	45.23	1,346,665
87	724	46.69	1,390,139
88	801	46.69	1,390,139
89	809	46.69	1,390,139
90	810	46.69	1,390,139
91	811	46.69	1,390,139
92	812	46.69	1,390,139
93	813	46.69	1,390,139
94	814	46.69	1,390,139
95	815	46.69	1,390,139
96	816	46.69	1,390,139
97	821	46.69	1,390,139
98	823	45.23	1,346,665
99	824	46.69	1,390,139
100	901	46.69	1,390,139
101	902	45.23	1,346,665
102	903	45.23	1,346,665
103	904	46.69	1,390,139
104	905	46.69	1,390,139
105	906	46.69	1,390,139
106	907	46.69	1,390,139
107	908	41.18	1,226,187
108	909	46.69	1,390,139
109	910	46.69	1,390,139
110	911	46.69	1,390,139
111	912	46.69	1,390,139
112	913	46.69	1,390,139
113	914	46.69	1,390,139
114	915	46.69	1,390,139
115	916	46.69	1,390,139
116	918	46.69	1,390,139
117	920	46.69	1,390,139
118	923	45.23	1,346,665

Ankit

G A [illegible] ASSOCIATES
FRN-146550W
NAGPUR
Chartered Accountants

119	924	46.69	1,390,139
120	1002	45.23	1,346,665
121	1003	45.23	1,346,665
122	1004	46.69	1,390,139
123	1006	46.69	1,390,139
124	1007	46.69	1,390,139
125	1008	41.18	1,226,187
126	1009	46.69	1,390,139
127	1010	46.69	1,390,139
128	1011	46.69	1,390,139
129	1012	46.69	1,390,139
130	1013	46.69	1,390,139
131	1014	46.69	1,390,139
132	1015	46.69	1,390,139
133	1016	46.69	1,390,139
134	1023	45.23	1,346,665
135	1024	46.69	1,390,139
136	1101	46.69	1,390,139
137	1102	45.23	1,346,665
138	1103	46.69	1,390,139
139	1104	46.69	1,390,139
140	1105	46.69	1,390,139
141	1106	46.69	1,390,139
142	1107	41.18	1,226,187
143	1108	46.69	1,390,139
144	1109	46.69	1,390,139
145	1110	46.69	1,390,139
146	1111	46.69	1,390,139
147	1112	46.69	1,390,139
148	1113	46.69	1,390,139
149	1114	46.69	1,390,139
150	1115	46.69	1,390,139
151	1116	46.69	1,390,139
152	1117	46.69	1,390,139
153	1118	46.69	1,390,139
154	1119	46.69	1,390,139
155	418	46.69	1,390,139
156	720	46.69	1,390,139
157	319	46.69	1,390,139
158	116	46.69	1,390,139
159	818	46.69	1,390,139
160	204	46.69	1,390,139
161	107	46.69	1,390,139
162	805	46.69	1,390,139
163	219	46.69	1,390,139
164	421	46.69	1,390,139
165	218	46.69	1,390,139
166	109	46.69	1,390,139
167	806	46.69	1,390,139
168	302	45.23	1,346,665
169	1020	46.69	1,390,139
170	519	46.69	1,390,139
171	802	45.23	1,346,665
172	704	46.69	1,390,139
173	808	41.18	1,226,187
174	102	45.23	1,346,665
175	216	46.69	1,390,139
176	320	46.69	1,390,139
177	1121	45.23	1,346,665
178	1122	46.69	1,390,139
179	312	46.69	1,390,139
180	423	45.23	1,346,665
181	804	46.69	1,390,139



182	223	45.23	1,346,665
183	121	46.69	1,390,139
184	122	45.23	1,346,665
185	224	46.69	1,390,139
186	803	45.23	1,346,665
187	123	45.23	1,346,665
188	409	46.69	1,390,139
189	416	46.69	1,390,139
190	819	46.69	1,390,139
191	420	46.69	1,390,139
192	419	46.69	1,390,139
193	619	46.69	1,390,139
194	220	46.69	1,390,139
195	322	45.23	1,346,665
196	623	45.23	1,346,665
197	1005	46.69	1,390,139
198	609	46.69	1,390,139
199	504	46.69	1,390,139
200	1017	46.69	1,390,139
201	1018	46.69	1,390,139
202	618	46.69	1,390,139
203	104	46.69	1,390,139
204	508	41.18	1,226,187
205	303	45.23	1,346,665
206	317	46.69	1,390,139
207	304	46.69	1,390,139
208	305	46.69	1,390,139
209	118	46.69	1,390,139
210	1022	45.23	1,346,665
211	1021	46.69	1,390,139
212	105	46.69	1,390,139
213	505	46.69	1,390,139
214	606	46.69	1,390,139
215	621	46.69	1,390,139
216	921	46.69	1,390,139
217	820	46.69	1,390,139
218	503	45.23	1,346,665
219	103	45.23	1,346,665
220	807	46.69	1,390,139
221	306	46.69	1,390,139
222	602	45.23	1,346,665
223	604	46.69	1,390,139
224	603	45.23	1,346,665
225	205	46.69	1,390,139
226	221	46.69	1,390,139
227	222	45.23	1,346,665
228	110	46.69	1,390,139
229	605	46.69	1,390,139
230	922	45.23	1,346,665
231	620	46.69	1,390,139
232	507	46.69	1,390,139
233	108	41.18	1,226,187
234	1019	46.69	1,390,139
235	404	46.69	1,390,139
236	917	46.69	1,390,139
237	1001	46.69	1,390,139
238	307	46.69	1,390,139
239	106	46.69	1,390,139
240	206	46.69	1,390,139
241	104	46.69	1,390,139
242	1120	46.69	1,390,139
TOTAL		**11,206.67**	**333,700,953**

