



M/s G A D & ASSOCIATES

CHARTERED ACCOUNTANTS

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number(P50500005510)
(For Registration of Project as on 28-09-2018)

Project (Dev Plaza)

Sr. No.	Particulars	Amount	
		Estimated	Incurred
		Total Estimated Cost of the project	Total Incurred Cost of the Project
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.	59,82,186	59,82,186
	b) Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, development demand and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	46,42,013	46,42,013
	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	2,80,620	2,80,620
	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.	-	-
	(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	1,09,04,819	1,09,04,819



Ans

*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



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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.	10,59,85,137
	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.	2,40,23,298
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	1,48,626
	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	13,01,57,061
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	14,10,61,880
3	% completion of Construction Work % (as per Project Architect's Certificate)	NA



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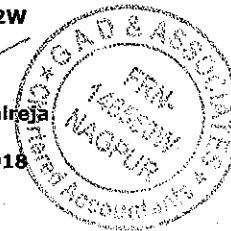
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	7.73
5	Amount Which can be withdrawn from the Designated Account.	1,09,04,819
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,09,04,819

Note: The land on which promoters is constructing the project "Dev Plaza" is in a joint ownership of Matoshree Prabha Builder & Developer Proprietor Rupali Gharde & Shree Taj Construction Proprietor Mr. Pramod Gharde and the two individuals are constructing the said project together in their ownership ratio which is 50:50 and the expenses are also contributing by them in their ownership ratio, hence the expenses incurred by both of them for the said project are calculated jointly in the above.

This certificate is being issued for RERA compliance for the **Matoshree Prabha Builder & Developer Proprietor Rupali Gharde & Shree Taj Construction Proprietor Mr. Pramod Gharde** 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 ANKIT TALREJA & ASSOCIATES
MRN - 177608
FRN-144732W

Ankit
CA. Ankit Talreja
Nagpur
02nd Oct 2018



*Shop no. 13, First Floor, M. G. Market
Jaistambh Square, Amravati - 444601
* Flat no. E304, Shiv II height, Deltarodi Road,
Near Manish Nagar, Nagpur-440032
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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)	13,01,57,061
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)	5,188.35
	(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)	10,79,69,522
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	10,79,69,522
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	10,79,69,522

This certificate is being issued for RERA compliance for the **Matoshree Prabha Builder & Developer Proprietor Rupali Gharde & Shree Taj Construction Proprietor Mr. Pramod Gharde** 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 **ANKIT TALREJA & ASSOCIATES**
MRN - 177608
FRN-144732W

Ankit

CA. Ankit Talreja
Nagpur
02nd Oct 2018



Date:-02/10/2018
Place:-Nagpur

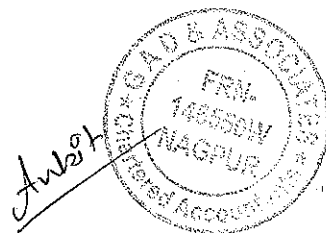
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Annexure A

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

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Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(3)	(4)	(5)	(6)	(7)
NA					
TOTAL		-	-	-	-

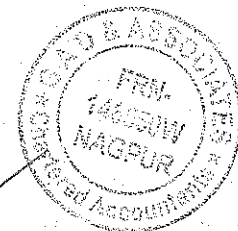


Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential premises Rs 22891 per

sm. at Carpet Area *(Cost at carpet Area = 1.2 of Cost at Built up area (i.e. Rs 20810 per sm.)

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(3)	(4)
1	A 101	48.610	10,11,574
2	A102	50.857	10,58,334
3	A 103	49.699	10,34,236
4	A 104	50.547	10,51,883
5	A 105	50.179	10,44,225
6	A 106	49.096	10,21,688
7	B101	48.613	10,11,637
8	B102	50.860	10,58,397
9	B103	49.710	10,34,465
10	B104	50.546	10,51,862
11	B105	50.179	10,44,225
12	B106	49.096	10,21,688
13	A201	48.610	10,11,574
14	A202	50.857	10,58,334
15	A203	49.699	10,34,236
16	A204	50.547	10,51,883
17	A205	50.179	10,44,225
18	A206	49.096	10,21,688
19	B201	48.613	10,11,637
20	B202	50.860	10,58,397
21	B203	49.710	10,34,465
22	B204	50.546	10,51,862
23	B205	50.179	10,44,225
24	B206	49.096	10,21,688
25	A301	48.610	10,11,574
26	A302	50.857	10,58,334
27	A303	49.699	10,34,236
28	A304	50.547	10,51,883
29	A305	50.179	10,44,225
30	A306	49.096	10,21,688
31	B301	48.613	10,11,637
32	B302	50.860	10,58,397
33	B303	49.710	10,34,465
34	B304	50.546	10,51,862
35	B305	50.179	10,44,225
36	B306	49.096	10,21,688
37	A401	48.610	10,11,574
38	A402	50.857	10,58,334
39	A403	49.699	10,34,236
40	A404	50.547	10,51,883
41	A405	50.179	10,44,225
42	A406	49.096	10,21,688
43	B401	48.613	10,11,637
44	B402	50.860	10,58,397
45	B403	49.710	10,34,465
46	B404	50.546	10,51,862
47	B405	50.179	10,44,225
48	B406	49.096	10,21,688
49	A501	48.610	10,11,574
50	A502	50.857	10,58,334
51	A503	49.699	10,34,236
52	A504	50.547	10,51,883
53	A505	50.179	10,44,225



54	A506	49.096	10,21,688
55	B501	48.613	10,11,637
56	B502	50.860	10,58,397
57	B503	49.710	10,34,465
58	B504	50.546	10,51,862
59	B505	50.179	10,44,225
60	B506	49.096	10,21,688
61	A601	48.610	10,11,574
62	A602	50.857	10,58,334
63	A603	49.699	10,34,236
64	A604	50.547	10,51,883
65	A605	50.179	10,44,225
66	A606	49.096	10,21,688
67	B601	48.613	10,11,637
68	B602	50.860	10,58,397
69	B603	49.710	10,34,465
70	B604	50.546	10,51,862
71	B605	50.179	10,44,225
72	B606	49.096	10,21,688
73	A701	48.610	10,11,574
74	A702	50.857	10,58,334
75	A703	49.699	10,34,236
76	A704	50.547	10,51,883
77	A705	50.888	10,58,979
78	B701	48.610	10,11,574
79	B702	50.857	10,58,334
80	B703	49.699	10,34,236
81	B704	50.547	10,51,883
82	B705	50.888	10,58,979
83	A801	48.610	10,11,574
84	A802	50.857	10,58,334
85	A803	49.699	10,34,236
86	A804	50.547	10,51,883
87	A805	50.179	10,44,225
88	A806	49.096	10,21,688
89	B801	48.613	10,11,637
90	B802	50.860	10,58,397
91	B803	49.710	10,34,465
92	B804	50.546	10,51,862
93	B805	50.179	10,44,225
94	B806	49.096	10,21,688
95	A901	48.610	10,11,574
96	A902	50.857	10,58,334
97	A903	49.699	10,34,236
98	A904	50.547	10,51,883
99	A905	50.888	10,58,979
100	B901	48.610	10,11,574
101	B902	50.857	10,58,334
102	B903	49.699	10,34,236
103	B904	50.547	10,51,883
104	B905	50.888	10,58,979
Total		5,188.35	10,79,69,522

