



M/s G A D & ASSOCIATES

CHARTERED ACCOUNTANTS

FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number: Yet to be allotted

Project (Vinayak Apartment)

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.	7,583,000	7,583,000
	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.	2,045,323	2,045,323
	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	522,900	522,900
	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	10,151,223	10,151,223

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*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.	32,055,650	
	(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).		
	(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.	2,550,000	
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	57,000	22,755
	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	34,662,650	22,755
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		44,813,873
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		10,173,978
4	% completion of Construction Work % (as per Project Architect's Certificate)		NA

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5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	22.70%
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	10,173,978
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.	10,173,978

This certificate is being issued for RERA compliance for the firm **M/s Concept Infrastructures** 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

Ankit
CA. Ankit Talreja
MRN-177608
Nagpur
14th April 2018

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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)	34,639,895
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)	1,148.03
	(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	35,370,193
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	35,370,193
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	24,759,135

This certificate is being issued for RERA compliance for the firm **M/s Concept Infrastructures** 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. Anklt Talreja
Nagpur
14th April 2018

Date:-14/04/2018
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)
NIL					
TOTAL		-	-	-	-

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Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate Of the Residential premises Rs 30300 per sm. at Carpet Area & for Commercial Area is Rs 39000*(Cost at carpet Area for Residentail Premises = 1.2 of Cost at Built up area (i.e. Rs 25250 per sm.& Cost at carpet Area for Commercial Premises = 1.2 of Cost at Built up area (i.e. Rs 32500 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	50.125	1,518,788
2	102	50.125	1,518,788
3	103	35.529	1,076,529
4	104	49.444	1,498,153
5	105	49.444	1,498,153
6	106	35.529	1,076,529
7	201	50.125	1,518,788
8	202	50.125	1,518,788
9	203	35.529	1,076,529
10	204	49.444	1,498,153
11	205	49.444	1,498,153
12	206	35.529	1,076,529
13	301	50.125	1,518,788
14	302	50.125	1,518,788
15	303	35.529	1,076,529
16	304	49.444	1,498,153
17	305	49.444	1,498,153
18	306	35.529	1,076,529
19	401	50.125	1,518,788
20	402	50.125	1,518,788
21	403	35.529	1,076,529
22	404	49.444	1,498,153
23	405	49.444	1,498,153
24	406	35.529	1,076,529
25	Shop No.1	13.044	508,716
26	Shop No.2	12.909	503,451
27	Shop No.3	15.336	598,104
28	Shop No.4	12.909	503,451
29	Shop No.5	13.044	508,716
TOTAL		1,148.03	35,370,193

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