June 21

AGRAWAL SARAF ASSOCIATES
CHARTERED ACCOUNTANTS
101, Maa Saraswati appartments, KDK College road, Jagnade Square, Nagpur-440009 Email: camayanksaraf2017@gmail.com

To,
Anita Patni
G1 Bharuka Annex,
Daji Deshmukh Marg,
Beside HDFC Bank,
Dhantoli,
Nagpur-440012

FORM 3

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number P50500017875

Project Name **Maple Residency (For Quarter ending 30th June, 2021)**

Sr. No		Particulars	Amount (in Rs.) Estimated (Column - A)	Incurred (Column - B)
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	87,24,000	87,24,000
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-	-
	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.	6,00,200	6,00,200
	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 **(in Column-A)**	-	
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA **(in Column-B)** **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	**93,24,200**	**93,24,200**

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	ii	**Development Cost/Cost of Construction:**		
	a (i)	Estimated Cost of Construction as certified by Engineer **(Column - A)**	1,83,48,877	
	a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA **(Column - B)**		80,55,858
	a (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.	39,65,230	6,82,531
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	20,62,840	20,62,840
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	48,00,000	12,00,453
		Sub-Total of Development Cost	**2,91,76,947**	**1,20,01,682**

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A	**3,85,01,147**
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	**2,13,25,882**
4		Percentage of completion of Construction Work	
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	**55.39%**
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost	**2,13,25,882**
7	**Less:**	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	1,52,73,983
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	**60,51,899**

This certificate is being issued for RERA compliance for M/s Maple Residency and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
Signature of Chartered Accountant
For Agrawal Saraf & Associates

Partner
(Membership Number 177706)
Name: CA Mayank Saraf
UDIN **21177706AAAAFR4746**

Date: 14/08/2021
Place: Nagpur

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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	**1,71,75,265**
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)	**32,000**
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and	**6,188**
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this	**1,29,32,189**
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	**1,29,64,189**
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 balance receivables of Ongoing project will be deposited in designated Account.	**100.00%**

This certificate is being issued for RERA compliance for M/s Maple Residency and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
Signature of Chartered Accountant
For Agrawal Saraf & Associates

Partner
(Membership Number 177706)
Name: CA Mayank Saraf
UDIN 21177706AAAAFR4746

Date: 14/08/2021
Place: Nagpur

Annexure - A

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

Sold Inventory

(Amount in Rs.)

Sr. No	Plot No	Plot Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	27	156	1511000	1511000	-
2	29	267.23	1850000	1850000	-
3	11	138.28	600000	600000	-
4	3	173.78	1870740	1870740	-
5	25	156	1251000	1251000	-
6	26	156	1300000	1300000	-
7	6	240.53	2460000	2460000	-
8	8	97.33	985000	974000	**11,000**
9	9	97.33	985000	975000	**10,000**
10	10	97.33	985000	985000	-
11	28	156	1578433	1567433	**11,000**
Total		1,736	1,53,76,173	1,53,44,173	32,000

(Unsold Inventory Valuation)

ly Recknor Rate as on the date of the certificate of the Residential/commercial premises Rs. 2090 pe

(Amount in Rs.)

Sr. No	Plot No	Plot Area (in Sq. Mts.)	Value as per read recknor rates
1	1	253.12	529020.8
2	2	260.85	545176.5
3	4	166.12	347190.8
4	5	233.25	487492.5
6	7	146	305140
10	12	473.11	988799.9
11	13	156	326040
12	14	156	326040
13	15	156	326040
14	16	156	326040
15	17	156	326040
16	18	156	326040
17	19	156	326040
18	20	161.36	337242.4
19	21	177.93	371873.7
20	22	156	326040

21	23	156	326040
22	24	156	326040
26	30	2755.91	5759851.9
Total		**6,188**	**1,29,32,189**

Signature of Chartered Accountant
For Agrawal Saraf & Associates

Partner
(Membership Number 177706)
Name: CA Mayank Saraf
UDIN: **21177706AAAAFR4746**

Date: 14/08/2021
Place: Nagpur