NPMG & Associates
Chartered Accountants

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE(On Letter Head)

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

Cost of Real Estate Project MahaRERA Registration Number_____

Sr. No.		Particulars	Amount (Rs.) Estimated	Amount (Rs.) 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	35000000.00	35000000.00
	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	220778.00	220778.00
	c.	Acquisition cost of TDR (if any)	0.00	0.00
	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	2051480.00	2051480.00
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
	g.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0.00	0.00
		(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)	0.00 0.00	0.00 0.00
		(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,	0.00	0.00
		(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.	0.00	0.00
		Sub-Total of LAND COST	37272258.00	37272258.00

NPMG & ASSOCIATES SEAL CHARTERED ACCOUNTANTS

Head Office
13, 2nd Floor, NKY Tower, Wardha Road, Ajni Square, Nagpur - 440 010 Tele : 0712 6649137, Mobile : 9422502444, 9579002444
E-mail ID npmg_ca@rediffmail.com

Branch
C/o Yogesh Bharita, Ramesh Oil & Dal Industries Plot No. A - 18 MIDC, Lohara, Yeotmal - 445001

Branch
C/o. Bikaneri Mithaiwala, Main Road, Subhash Chowk, Balaghat - 481001

		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)**		
		(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.	50200000.00	1168401.00
	b.	Payment of Taxes, cess, fees, charges, Premiums, interest etc to any statutory Authority.	12045000.00	0.00
	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	**62245000.00**	**1168401.00**

NPMG & ASSOCIATES SEAL CHARTERED ACCOUNTANTS

2	Total Estimated Cost of the Real Estate Project	99517258.00
	[1(i) + 1(ii)] of Estimated Column	
3	Total Cost Incurred of the Real Estate Project	38440659.00
	[1(i) + 1(ii)] of Incurred Column	
4	% Completion of Construction Work	0.00
	(as per Project Architect's Certificate)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	38.63
6	Amount Which can be withdrawn from the Designated Account	
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	38440659.00
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	0.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	38440659.00

This certificate is being issued for RERA compliance for the Partnership Firm M/s. Shree Mahalakshmi Builders through Its Partner Mr. Deepak Gulabsingh Sisodiya and is based on the records and documents produced before me and explanations provided to me by him/ the management of the Firm

For,
NPMG & Associates
Chartered Accountants

SEAL

Megha Agrawal
(Partner)
Memb. No. 403874

Date : 09-07-2018
Place : Nagpur

(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)	61076599
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate books of Accounts)	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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	18644.88 Sq. Mtr. 136,853,435.00
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	136,853,435.00
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 of the balance receivables of ongoing project will be deposited in designated Account	0.70

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For,
NPMG & Associates
Chartered Accountants

SEAL

Megha Agrawal
(Partner)
Memb. No. 403874

Date : 09-07-2018
Place : Nagpur

SHOT ON REDMI NOTE5 PRO
MI DUAL CAMERA

Annexure A

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

Details for Sold Inventory

Sr.No	Plot No	Area	Area (Sq mt)	Sale value	Realised	Balance
		NIL	NIL	NIL	NIL	NIL
		Total	**0**	**0**	**0**	**0**

Details for Booked Inventory

Sr.No	Plot No	Area	Area (Sq mt)	Sale value	Realised	Balance
		NIL	NIL	NIL	NIL	NIL
			0	**0**	**0**	**0**

Details for Unsold Inventory

Sr.No	Plot No.	Area Sq. mtrs.	Estimated Sales value @ Rs. 7340/ Sq. Mtr
	1	262.10	1,923,814.00
	2	151.00	1,108,340.00
	3	151.80	1,114,212.00
	4	152.40	1,118,616.00
	5	153.20	1,124,488.00
	6	153.40	1,125,956.00
	7	153.00	1,123,020.00
	8	152.80	1,121,552.00
	9	173.73	1,275,179.00
	10	144.28	1,059,016.00
	11	119.85	879,699.00
	12	119.85	879,699.00
	13	119.85	879,699.00
	14	119.85	879,699.00
	15	119.85	879,699.00
	16	119.85	879,699.00
	17	119.85	879,699.00
	18	144.00	1,056,960.00
	19	263.03	1,930,641.00
	20	258.98	1,900,914.00
	21	216.00	1,585,440.00
	22	228.12	1,674,401.00
	23	226.62	1,663,391.00
	24	240.03	1,761,821.00
	25	158.68	1,164,712.00
	26	118.40	869,056.00
	27	118.40	869,056.00
	28	118.40	869,056.00
	29	152.28	1,117,736.00
	30	158.40	1,162,656.00
	31	158.40	1,162,656.00
	32	158.40	1,162,656.00
	33	158.40	1,162,656.00
	34	158.40	1,162,656.00
	35	158.40	1,162,656.00
	36	270.83	1,987,893.00
	37	268.23	1,968,809.00
	38	152.00	1,115,680.00
	39	122.40	898,416.00
	40	122.40	898,416.00
	41	122.40	898,416.00
	42	122.40	898,416.00
	43	122.40	898,416.00
	44	122.40	898,416.00
	45	168.28	1,235,176.00
	46	168.28	1,235,176.00
	47	122.40	898,416.00
	48	122.40	898,416.00
	49	122.40	898,416.00
	50	122.40	898,416.00
	51	122.40	898,416.00
	52	122.40	898,416.00

NPMG & ASSOCIATES SEAL CHARTERED ACCOUNTANTS

SHOT ON REDMI NOTE5 PRO
MI DUAL CAMERA

53	152.00	1,115,680.00
54	255.55	1,875,737.00
55	258.58	1,897,978.00
56	144.00	1,056,960.00
57	116.80	857,312.00
58	116.80	857,312.00
59	116.80	857,312.00
60	116.80	857,312.00
61	116.80	857,312.00
62	116.80	857,312.00
63	168.28	1,235,176.00
64	168.28	1,235,176.00
65	120.80	886,672.00
66	120.80	886,672.00
67	120.80	886,672.00
68	120.80	886,672.00
69	120.80	886,672.00
70	120.80	886,672.00
71	120.80	886,672.00
72	191.08	1,402,528.00
73	149.60	1,098,064.00
74	112.80	827,952.00
75	112.80	827,952.00
76	112.80	827,952.00
77	112.80	827,952.00
78	112.80	827,952.00
79	112.80	827,952.00
80	112.80	827,952.00
81	112.80	827,952.00
82	168.28	1,235,176.00
83	168.28	1,235,176.00
84	112.80	827,952.00
85	112.80	827,952.00
86	112.80	827,952.00
87	112.80	827,952.00
88	112.80	827,952.00
89	112.80	827,952.00
90	112.80	827,952.00
91	112.80	827,952.00
92	160.80	1,180,272.00
93	190.40	1,397,536.00
94	129.20	948,328.00
95	129.20	948,328.00
96	129.20	948,328.00
97	129.20	948,328.00
98	129.20	948,328.00
99	129.20	948,328.00
100	129.20	948,328.00
101	129.20	948,328.00
102	129.20	948,328.00
103	129.20	948,328.00
104	195.00	1,431,300.00
105	170.78	1,253,526.00
106	153.00	1,123,020.00
107	153.00	1,123,020.00
108	124.10	910,894.00
109	124.10	910,894.00
110	124.10	910,894.00
111	124.10	910,894.00
112	124.10	910,894.00
113	124.10	910,894.00
114	124.10	910,894.00
115	124.10	910,894.00
116	192.95	1,416,253.00
117	243.17	1,784,868.00
118	167.40	1,228,716.00
119	167.40	1,228,716.00
120	167.40	1,228,716.00
121	167.40	1,228,716.00
122	167.40	1,228,716.00
123	167.40	1,228,716.00
124	167.40	1,228,716.00
125	167.40	1,228,716.00
126	210.23	1,543,089.00
Total	**18,644.88**	**136,853,435.00**

