RODI DABIR & CO.
Chartered Accountants

Head Off.: 282, "Kapish House" 2nd floor,
Opp. Punit Super Bazar, Khare Town,
Dharampeth, Nagpur - 440 010.
Ph.: (O) 0712-2542108, 2537563, 6608999
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Website: www.rodidabir.com Mob.: +91-9822220091

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project Maha RERA Registration Number FOR KH.NO.63 MOUZA TARODI(KHURD)TAL. KAMPTEE, DIST. NAGPUR

Sr. No.	Particulars	Amount (Rs Lakhs) 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	0.34	0.34
	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 Administration or any Statutory Authority	Nil	Nil
	c. Acquisition cost of TDR (if any)	Nil	Nil
	d. Amounts payable to State Government Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	Nil	Nil
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land Owned by public authorities.	Nil	Nil
	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.	Nil	Nil

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		Sub-Total of LAND COST	0.34	0.34
	ii. Development Cost/ Cost of Construction:			
	a	(i) Estimated Cost of Construction as certified by Engineer	13716.97	--
		(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)	--	1280.85
		(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's 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.	6499.63	446.26
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	NIL	NIL
	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;	NIL	NIL
		Sub-Total of Development Cost	**20216.6**	**1727.11**
2.		Total Estimated Cost of the Real Estate Project [(i) + I(ii)] of Estimated Column	20216.6	
3.		Total Cost Incurred of the Real Estate Project [(i) + I(ii)] of Incurred Column	1727.11	
4.		% completion of Construction work As per the Architect Certificate	9%	
5.		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	8.54%	
6.		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1727.11	
7.		**Less**: Amount withdrawn till date of this certificate as per the books of Accounts and Bank Statement	Nil	
8.		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1727.11	

RODI DABHOLKAR & CO. CHARTERED ACCOUNTANTS

This certificate is being issued for Maha RERA compliance for the Organisation **Nagpur Improvement Trust, Nagpur** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Chief Account & Finance Officer
Nagpur Metropolitan Region
Development Authority

FOR RODI DABIR & CO.
CHARTERED ACCOUNTANTS

CA RUSHIKESH DESHPANDE
PARTNER
M. No.114113
Fr. No.108846W

DATE: 24/10/2018
PALCE : NAGPUR

RODI DABIR & CO. CHARTERED ACCOUNTANTS

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

(IN RS LACS)

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)	18489.49
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)	Nil as no flat is sold/booked
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	64236.08 Sq Meters
	(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	19846.77
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	19846.77
5	Amount to be deposited in Designated Account - 70% or 100%	Nil. As no flat is sold/booked & no amount is received.
	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	

This certificate is being issued for RERA compliance for the Company **Nagpur Metropolitan Region Development Authority, Nagpur** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Chief Account & Finance Officer
Nagpur Metropolitan Region
Development Authority

FOR RODI DABIR & CO
CHARTERED ACCOUNTANTS

CA RUSHIKESH DESHPANDE
PARTNER
M. No.114113
Fr. No.108846W

DATE: 24/10/2018
PLACE: NAGPUR

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.mts)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
NIL					

(Unsold Inventory Valuatio) Ready Reckoner Rate as on the date of Certificate of the Residential/commercial premises Rs. ..... Per sq.m.				
1	Residential Building Ready Recknoner Rate for year 2017-18		Land cost Rs. 1730/- sq.mt asper ASR Construction cost 19360/- per sqmt (B/U) as per ASR Rate for one flat = (Land cost + Construction cost) x1.15 x B/Up area of flat	
			Rate for one shop = (Land cost + Construction cost) x1.50 x B/Up area of shop	
			Rs. 24253/- per sq.m of Built up area for residential and Rs. 31635/- for shop area Rs. 29104 per sq.m. of carpet area for residential and Rs. 37962/- for shop	

Sr. No.	**Flat / ShopNo.**	**Carpet Area (in Sq.mts)**	**Rate As per Ready Recknoner**	**Unit Consideration as per Ready Recknoner Rate (ASR) Rs.**
1	A1 - 1	28.172	29104.00	819917.89
2	A1 - 2	28.172	29104.00	819917.89
3	A1 - 3	28.172	29104.00	819917.89
4	A1 - 4	28.172	29104.00	819917.89
5	A1 - 5	28.172	29104.00	819917.89
6	A1 - 6	28.172	29104.00	819917.89
7	A1 - 7	28.172	29104.00	819917.89
8	A1 - 8	28.172	29104.00	819917.89
9	A1 - 101	28.172	29104.00	819917.89
10	A1 - 102	28.172	29104.00	819917.89
11	A1 - 103	28.172	29104.00	819917.89
12	A1 - 104	28.172	29104.00	819917.89
13	A1 - 105	28.172	29104.00	819917.89
14	A1 - 106	28.172	29104.00	819917.89
15	A1 - 107	28.172	29104.00	819917.89
16	A1 - 108	28.172	29104.00	819917.89

RODI DABIR & CO. CHARTERED ACCOUNTANTS

17	A1 - 201	28.172	29104.00	819917.89
18	A1 - 202	28.172	29104.00	819917.89
19	A1 - 203	28.172	29104.00	819917.89
20	A1 - 204	28.172	29104.00	819917.89
21	A1 - 205	28.172	29104.00	819917.89
22	A1 - 206	28.172	29104.00	819917.89
23	A1 - 207	28.172	29104.00	819917.89
24	A1 - 208	28.172	29104.00	819917.89
25	A1 - 301	28.172	29104.00	819917.89
26	A1 - 302	28.172	29104.00	819917.89
27	A1 - 303	28.172	29104.00	819917.89
28	A1 - 304	28.172	29104.00	819917.89
29	A1 - 305	28.172	29104.00	819917.89
30	A1 - 306	28.172	29104.00	819917.89
31	A1 - 307	28.172	29104.00	819917.89
32	A1 - 308	28.172	29104.00	819917.89
33	A1 - 401	28.172	29104.00	819917.89
34	A1 - 402	28.172	29104.00	819917.89
35	A1 - 403	28.172	29104.00	819917.89
36	A1 - 404	28.172	29104.00	819917.89
37	A1 - 405	28.172	29104.00	819917.89
38	A1 - 406	28.172	29104.00	819917.89
39	A1 - 407	28.172	29104.00	819917.89
40	A1 - 408	28.172	29104.00	819917.89
41	A2 - 1	28.172	29104.00	819917.89
42	A2 - 2	28.172	29104.00	819917.89
43	A2 - 3	28.172	29104.00	819917.89
44	A2 - 4	28.172	29104.00	819917.89
45	A2 - 5	28.172	29104.00	819917.89
46	A2 - 6	28.172	29104.00	819917.89
47	A2 - 7	28.172	29104.00	819917.89
48	A2 - 8	28.172	29104.00	819917.89
49	A2 - 101	28.172	29104.00	819917.89
50	A2 - 102	28.172	29104.00	819917.89
51	A2 - 103	28.172	29104.00	819917.89
52	A2 - 104	28.172	29104.00	819917.89
53	A2 - 105	28.172	29104.00	819917.89
54	A2 - 106	28.172	29104.00	819917.89
55	A2 - 107	28.172	29104.00	819917.89
56	A2 - 108	28.172	29104.00	819917.89
57	A2 - 201	28.172	29104.00	819917.89
58	A2 - 202	28.172	29104.00	819917.89
59	A2 - 203	28.172	29104.00	819917.89
60	A2 - 204	28.172	29104.00	819917.89
61	A2 - 205	28.172	29104.00	819917.89
62	A2 - 206	28.172	29104.00	819917.89
63	A2 - 207	28.172	29104.00	819917.89
64	A2 - 208	28.172	29104.00	819917.89
65	A2 - 301	28.172	29104.00	819917.89
66	A2 - 302	28.172	29104.00	819917.89



67	A2 - 303	28.172	29104.00	819917.89
68	A2 - 304	28.172	29104.00	819917.89
69	A2 - 305	28.172	29104.00	819917.89
70	A2 - 306	28.172	29104.00	819917.89
71	A2 - 307	28.172	29104.00	819917.89
72	A2 - 308	28.172	29104.00	819917.89
73	A2 - 401	28.172	29104.00	819917.89
74	A2 - 402	28.172	29104.00	819917.89
75	A2 - 403	28.172	29104.00	819917.89
76	A2 - 404	28.172	29104.00	819917.89
77	A2 - 405	28.172	29104.00	819917.89
78	A2 - 406	28.172	29104.00	819917.89
79	A2 - 407	28.172	29104.00	819917.89
80	A2 - 408	28.172	29104.00	819917.89
81	A3 - 1	28.172	29104.00	819917.89
82	A3 - 2	28.172	29104.00	819917.89
83	A3 - 3	28.172	29104.00	819917.89
84	A3 - 4	28.172	29104.00	819917.89
85	A3 - 5	28.172	29104.00	819917.89
86	A3 - 6	28.172	29104.00	819917.89
87	A3 - 7	28.172	29104.00	819917.89
88	A3 - 8	28.172	29104.00	819917.89
89	A3 - 101	28.172	29104.00	819917.89
90	A3 - 102	28.172	29104.00	819917.89
91	A3 - 103	28.172	29104.00	819917.89
92	A3 - 104	28.172	29104.00	819917.89
93	A3 - 105	28.172	29104.00	819917.89
94	A3 - 106	28.172	29104.00	819917.89
95	A3 - 107	28.172	29104.00	819917.89
96	A3 - 108	28.172	29104.00	819917.89
97	A3 - 201	28.172	29104.00	819917.89
98	A3 - 202	28.172	29104.00	819917.89
99	A3 - 203	28.172	29104.00	819917.89
100	A3 - 204	28.172	29104.00	819917.89
101	A3 - 205	28.172	29104.00	819917.89
102	A3 - 206	28.172	29104.00	819917.89
103	A3 - 207	28.172	29104.00	819917.89
104	A3 - 208	28.172	29104.00	819917.89
105	A3 - 301	28.172	29104.00	819917.89
106	A3 - 302	28.172	29104.00	819917.89
107	A3 - 303	28.172	29104.00	819917.89
108	A3 - 304	28.172	29104.00	819917.89
109	A3 - 305	28.172	29104.00	819917.89
110	A3 - 306	28.172	29104.00	819917.89
111	A3 - 307	28.172	29104.00	819917.89
112	A3 - 308	28.172	29104.00	819917.89
113	A3 - 401	28.172	29104.00	819917.89
114	A3 - 402	28.172	29104.00	819917.89
115	A3 - 403	28.172	29104.00	819917.89
116	A3 - 404	28.172	29104.00	819917.89



117	A3 - 405	28.172	29104.00	819917.89
118	A3 - 406	28.172	29104.00	819917.89
119	A3 - 407	28.172	29104.00	819917.89
120	A3 - 408	28.172	29104.00	819917.89
121	B1 - 1	28.172	29104.00	819917.89
122	B1 - 2	28.172	29104.00	819917.89
123	B1 - 3	28.172	29104.00	819917.89
124	B1 - 4	28.172	29104.00	819917.89
125	B1 - 5	28.172	29104.00	819917.89
126	B1 - 101	28.172	29104.00	819917.89
127	B1 - 102	28.172	29104.00	819917.89
128	B1 - 103	28.172	29104.00	819917.89
129	B1 - 104	28.172	29104.00	819917.89
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131	B1 - 106	28.172	29104.00	819917.89
132	B1 - 107	28.172	29104.00	819917.89
133	B1 - 108	28.172	29104.00	819917.89
134	B1 - 201	28.172	29104.00	819917.89
135	B1 - 202	28.172	29104.00	819917.89
136	B1 - 203	28.172	29104.00	819917.89
137	B1 - 204	28.172	29104.00	819917.89
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140	B1 - 207	28.172	29104.00	819917.89
141	B1 - 208	28.172	29104.00	819917.89
142	B1 - 301	28.172	29104.00	819917.89
143	B1 - 302	28.172	29104.00	819917.89
144	B1 - 303	28.172	29104.00	819917.89
145	B1 - 304	28.172	29104.00	819917.89
146	B1 - 305	28.172	29104.00	819917.89
147	B1 - 306	28.172	29104.00	819917.89
148	B1 - 307	28.172	29104.00	819917.89
149	B1 - 308	28.172	29104.00	819917.89
150	B1 - 401	28.172	29104.00	819917.89
151	B1 - 402	28.172	29104.00	819917.89
152	B1 - 403	28.172	29104.00	819917.89
153	B1 - 404	28.172	29104.00	819917.89
154	B1 - 405	28.172	29104.00	819917.89
155	B1 - 406	28.172	29104.00	819917.89
156	B1 - 407	28.172	29104.00	819917.89
157	B1 - 408	28.172	29104.00	819917.89
158	B159 - 1	28.172	29104.00	819917.89
159	B159 - 2	28.172	29104.00	819917.89
160	B159 - 3	28.172	29104.00	819917.89
161	B159 - 4	28.172	29104.00	819917.89
162	B159 - 5	28.172	29104.00	819917.89
163	B159 - 101	28.172	29104.00	819917.89
164	B159 - 102	28.172	29104.00	819917.89
165	B159 - 103	28.172	29104.00	819917.89
166	B159 - 104	28.172	29104.00	819917.89



167	B159 - 105	28.172	29104.00	819917.89
168	B159 - 106	28.172	29104.00	819917.89
169	B159 - 107	28.172	29104.00	819917.89
170	B159 - 108	28.172	29104.00	819917.89
171	B159 - 201	28.172	29104.00	819917.89
172	B159 - 202	28.172	29104.00	819917.89
173	B159 - 203	28.172	29104.00	819917.89
174	B159 - 204	28.172	29104.00	819917.89
175	B159 - 205	28.172	29104.00	819917.89
176	B159 - 206	28.172	29104.00	819917.89
177	B159 - 207	28.172	29104.00	819917.89
178	B159 - 208	28.172	29104.00	819917.89
179	B159 - 301	28.172	29104.00	819917.89
180	B159 - 302	28.172	29104.00	819917.89
181	B159 - 303	28.172	29104.00	819917.89
182	B159 - 304	28.172	29104.00	819917.89
183	B159 - 305	28.172	29104.00	819917.89
184	B159 - 306	28.172	29104.00	819917.89
185	B159 - 307	28.172	29104.00	819917.89
186	B159 - 308	28.172	29104.00	819917.89
187	B159 - 401	28.172	29104.00	819917.89
188	B159 - 402	28.172	29104.00	819917.89
189	B159 - 403	28.172	29104.00	819917.89
190	B159 - 404	28.172	29104.00	819917.89
191	B159 - 405	28.172	29104.00	819917.89
192	B159 - 406	28.172	29104.00	819917.89
193	B159 - 407	28.172	29104.00	819917.89
194	B159 - 408	28.172	29104.00	819917.89
195	B197 - 1	28.172	29104.00	819917.89
196	B197 - 2	28.172	29104.00	819917.89
197	B197 - 3	28.172	29104.00	819917.89
198	B197 - 4	28.172	29104.00	819917.89
199	B197 - 5	28.172	29104.00	819917.89
200	B197 - 101	28.172	29104.00	819917.89
201	B197 - 102	28.172	29104.00	819917.89
202	B197 - 103	28.172	29104.00	819917.89
203	B197 - 104	28.172	29104.00	819917.89
204	B197 - 105	28.172	29104.00	819917.89
205	B197 - 106	28.172	29104.00	819917.89
206	B197 - 107	28.172	29104.00	819917.89
207	B197 - 108	28.172	29104.00	819917.89
208	B197 - 201	28.172	29104.00	819917.89
209	B197 - 202	28.172	29104.00	819917.89
210	B197 - 203	28.172	29104.00	819917.89
211	B197 - 204	28.172	29104.00	819917.89
212	B197 - 205	28.172	29104.00	819917.89
213	B197 - 206	28.172	29104.00	819917.89
214	B197 - 207	28.172	29104.00	819917.89
215	B197 - 208	28.172	29104.00	819917.89
216	B197 - 301	28.172	29104.00	819917.89



217	B197 - 302	28.172	29104.00	819917.89
218	B197 - 303	28.172	29104.00	819917.89
219	B197 - 304	28.172	29104.00	819917.89
220	B197 - 305	28.172	29104.00	819917.89
221	B197 - 306	28.172	29104.00	819917.89
222	B197 - 307	28.172	29104.00	819917.89
223	B197 - 308	28.172	29104.00	819917.89
224	B197 - 401	28.172	29104.00	819917.89
225	B197 - 402	28.172	29104.00	819917.89
226	B197 - 403	28.172	29104.00	819917.89
227	B197 - 404	28.172	29104.00	819917.89
228	B197 - 405	28.172	29104.00	819917.89
229	B197 - 406	28.172	29104.00	819917.89
230	B197 - 407	28.172	29104.00	819917.89
231	B197 - 408	28.172	29104.00	819917.89
232	B235 - 1	28.172	29104.00	819917.89
233	B235 - 2	28.172	29104.00	819917.89
234	B235 - 3	28.172	29104.00	819917.89
235	B235 - 4	28.172	29104.00	819917.89
236	B235 - 5	28.172	29104.00	819917.89
237	B235 - 101	28.172	29104.00	819917.89
238	B235 - 102	28.172	29104.00	819917.89
239	B235 - 103	28.172	29104.00	819917.89
240	B235 - 104	28.172	29104.00	819917.89
241	B235 - 105	28.172	29104.00	819917.89
242	B235 - 106	28.172	29104.00	819917.89
243	B235 - 107	28.172	29104.00	819917.89
244	B235 - 108	28.172	29104.00	819917.89
245	B235 - 201	28.172	29104.00	819917.89
246	B235 - 202	28.172	29104.00	819917.89
247	B235 - 203	28.172	29104.00	819917.89
248	B235 - 204	28.172	29104.00	819917.89
249	B235 - 205	28.172	29104.00	819917.89
250	B235 - 206	28.172	29104.00	819917.89
251	B235 - 207	28.172	29104.00	819917.89
252	B235 - 208	28.172	29104.00	819917.89
253	B235 - 301	28.172	29104.00	819917.89
254	B235 - 302	28.172	29104.00	819917.89
255	B235 - 303	28.172	29104.00	819917.89
256	B235 - 304	28.172	29104.00	819917.89
257	B235 - 305	28.172	29104.00	819917.89
258	B235 - 306	28.172	29104.00	819917.89
259	B235 - 307	28.172	29104.00	819917.89
260	B235 - 308	28.172	29104.00	819917.89
261	B235 - 401	28.172	29104.00	819917.89
262	B235 - 402	28.172	29104.00	819917.89
263	B235 - 403	28.172	29104.00	819917.89
264	B235 - 404	28.172	29104.00	819917.89
265	B235 - 405	28.172	29104.00	819917.89
266	B235 - 406	28.172	29104.00	819917.89

