



**GANERIWALA &
ASSOCIATES**
CHARTERED ACCOUNTANTS

- HO : Nagpur : A-3, Agnihotri Complex, 2nd Floor, Ghat Road, Nagpur – 440018
101, Bhagyashree Apts, New Verma Layout, Nr. Ambazari, Nagpur - 440033
- Thane: B-1202, Laxmi Narayan Residency, Off Pokhran Rd, Thane (W)-400610
- Raipur : 4/19, Samta Colony, Raipur – 492 001
Bhilai: Shop No. 24-25, Dakshin Gangotri, Supela, Bhilai – 490023
- Kanpur : 101, Vrindavan Appts, Swaroop Nagar, Kanpur – 208 002
Phone : (+91) 712-2773504/05 Website: <http://www.ganeriwalaca.com/>

Date:- 26/12/2019

FORM-3 [see Regulation 3]

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

Project – Soumitra Promoters and Developers Prop. Shri Ashok Ramrao Gokate –
Soumitra Layout, Near Waddhamna Bus Stop, Waddhamna, Hingna, Nagpur 440023
Cost of Real Estate Project MahaRERA Registration Number ...for Registration..

Sr. No.	Particulars		Amount (Rs.)	
			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	4030000	4030000
	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	3218031	3218031
	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	1057900	1057900



f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
g.	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.	1307539	1307539
	Sub-Total of LAND COST	9613470	9613470
	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.	27869831	Nil
		5210292	1354697
b.	Payment of Taxes, cess, fees, charges, Premiums, interest etc to any statutory Authority.		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 ;		
	Sub-Total of Development Cost	33080123	1354697

2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	42693593
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	10968167
4.	% completion of Construction Work (as per Project Architect's Certificate)	0.00 %
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	26 %



6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	10968167
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	10968167

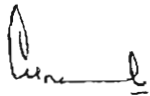
This certificate is being issued for RERA compliance for the Company [Soumitra Promoter & Developer] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For Ganeriwala and Associates

(Chartered Accountants)

(FRN 132830W)



CA R K Ganeriwala

Partner

8956994775

(Membership Number 039936)

UDIN No. 19039936AAAAAM7990



(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)	31725426
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
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 plots (calculated as per market rate multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	10381.83 Sqmts 59670000
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	59670000
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	

This certificate is being issued for RERA compliance for the Company [Soumitra Promoter & Developer] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For Ganeriwala and Associates
(Chartered Accountants)
(FRN 132830W)



CA R K Ganeriwala
Partner

8956994775

(Membership Number 039936)

UDIN No. 19039936AAAAAM7990



Annexure A

1.Unsold Inventory Valuation

M/s Soumitra Promoter & Developer

Annexure- 1

Unsold Inventory Valuation as on 26/12/2019							
Sr.no.	Plot no.	Area in Sq. mt.	Area in Sq. Ft.	Month	Area to be sold	Rate	Amount
1	1	307.07	3303.58	Jan-20	8648	850	722500
2	2	261.09	2808.91	Feb-20	3994	850	722500
3	3	254.85	2741.78	Mar-20	3995	850	722500
4	4	258.10	2776.74	Apr-20	1668	850	722500
5	5	336.60	3621.28	May-20	1668	850	722500
6	6	380.06	4088.84	Jun-20	1668	850	722500
7	7	266.60	2868.19	Jul-20	1668	850	722500
8	8	158.40	1704.13	Aug-20	1668	850	722500
9	9	151.80	1633.13	Sep-20	1668	850	722500
10	10	135.60	1458.84	Oct-20	1668	850	722500
11	11	146.61	1577.29	Nov-20	1668	850	722500
12	12	143.71	1546.09	Dec-20	1668	850	722500
13	13	146.07	1571.48	Jan-21	1668	1000	850000
14	14	151.87	1633.88	Feb-21	1668	1000	850000
15	15	122.40	1316.83	Mar-21	1668	1000	850000
16	16	122.40	1316.83	Apr-21	1668	1000	850000
17	17	122.40	1316.83	May-21	1668	1000	850000
18	18	122.40	1316.83	Jun-21	1668	1000	850000
19	19	122.40	1316.83	Jul-21	1668	1000	850000
20	20	127.50	1371.70	Aug-21	1668	1000	850000
21	21	252.19	2713.16	Sep-21	1668	1000	850000
22	22	261.18	2809.88	Oct-21	1668	1000	850000
23	23	128.35	1380.84	Nov-21	1668	1000	850000
24	24	128.35	1380.84	Dec-21	1668	1000	850000
25	25	128.35	1380.84	Jan-22	1668	1200	1020000
26	26	128.35	1380.84	Feb-22	1668	1200	1020000
27	27	128.35	1380.84	Mar-22	1668	1200	1020000
28	28	128.35	1380.84	Apr-22	1668	1200	1020000
29	29	145.35	1563.73	May-22	1668	1200	1020000
30	30	115.60	1243.67	Jun-22	1668	1200	1020000



31	31	132.53	1425.81	Jul-22	1668	1200	1020000
32	32	151.18	1626.45	Aug-22	1668	1200	1020000
33	33	133.87	1440.23	Sep-22	1668	1200	1020000
34	34	142.28	1530.71	Oct-22	1668	1200	1020000
35	35	119.20	1282.40	Nov-22	1668	1200	1020000
36	36	119.20	1282.40	Dec-22	1668	1200	1020000
37	37	119.20	1282.40	Jan-23	1668	1300	1105000
38	38	119.20	1282.40	Feb-23	1668	1300	1105000
39	39	119.20	1282.40	Mar-23	1668	1300	1105000
40	40	119.20	1282.40	Apr-23	1668	1300	1105000
41	41	119.20	1282.40	May-23	1668	1300	1105000
42	42	136.00	1463.14	Jun-23	1668	1300	1105000
43	43	262.39	2822.90	Jul-23	1668	1300	1105000
44	44	262.39	2822.90	Aug-23	1668	1300	1105000
45	45	136.00	1463.14	Sep-23	1668	1300	1105000
46	46	119.20	1282.40	Oct-23	1668	1300	1105000
47	47	119.20	1282.40	Nov-23	1668	1300	1105000
48	48	119.20	1282.40	Dec-23	1668	1300	1105000
49	49	119.20	1282.40	Jan-24	1668	1500	1275000
50	50	119.20	1282.40	Feb-24	1668	1500	1275000
51	51	119.20	1282.40	Mar-24	1668	1500	1275000
52	52	119.20	1282.40	Apr-24	1668	1500	1275000
53	53	141.48	1522.10	May-24	1668	1500	1275000
54	54	133.80	1439.47	Jun-24	1668	1500	1275000
55	55	146.43	1575.35	Jul-24	1668	1500	1275000
56	56	146.43	1575.35	Aug-24	1668	1500	1275000
57	57	146.43	1575.35	Sep-24	1668	1500	1275000
58	58	146.43	1575.35	Oct-24	1668	1500	1275000
59	59	146.43	1575.35	Nov-24	1668	1500	1275000
60	60	146.43	1575.35	Dec-24	1668	1500	1275000
61	61	146.43	1575.35				
62	62	146.43	1575.35				
63	63	272.62	2932.96				
64	64	254.70	2740.16				
		10381.83	111691.88		111691.88	70200	59670000

