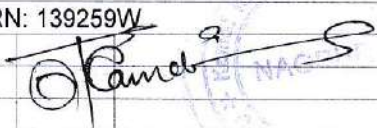
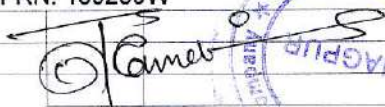


 KAMDI KHEDEKAR & COMPANY CHARTERED ACCOUNTANTS C-1, Gs-15, Venkatesh Nagar Nandanvan, Near K.D.K. College Nagpur - 440009			
1			
(See Regulation-3)			
CHARTERED ACCOUNTANT CERTIFICATE			
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)			
Maha RERA Registration Number:			
Cost of Real Estate Project			
		Amount Rs.	
Sr No.	Particulars	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	3,086,000.00	3,086,000.00
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	1,877,785.00	1,877,785.00
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	231,160.00	231,160.00
f)	Land Premium payable as per annual statement of rates (ASR) for development 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.	-	-
Sub Total of LAND COST Rs		5,194,945.00	5,194,945.00

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ii) Development Cost / Cost of Construction:			
a	(i) Estimated Cost of Construction as certified by Engineer	18,558,000.00	-
	(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)			
a.)	(iii) On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	2,100,000.00	-
All costs directly incurred to complete the construction of the buildings/ wings of the project registered.			
b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	3,650.00	3,650.00
c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-
Sub Total of Development Cost		20,661,650.00	3,650.00
2	Total Estimated Cost of the Real Estate Project [1(I + 2(ii)) of Estimated Column	25,856,595.00	
3	Total Cost Incurred of the Real Estate Project [1(I + 1(ii)) of Incurred Column	5,198,595.00	
4	% completion of Construction Work (as per Project Architect's Certificate)	0%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)	20%	
6	Amount which can be withdrawn from the Designated Account		
	Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5)	5,198,595.00	
	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	-	
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,198,595.00	
This certificate is being issued for RERA compliance for the _____ and is based on the records and documents produced before me and explanations provided to me by the management of _____.			
Yours Faithfully			
For Kamdi Khedekar & Company			
Chartered Accountants			
FRN: 139259W			
			
CA Nitin Kamdi			
Membership. No:- 139356			
Dated :- 17.12.2019			

UDTN : 2013935(AAAAAA B9414

(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)	20,658,000.00	
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)	499.67	
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	39,973,760.00	
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	39,973,760.00	
5	Amount to be deposited in Designed 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	27,981,632.00	
	If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	N.A	
This certificate is being issued for RERA compliance for the _____ and is based on the records and documents produced before me and explanations provided to me by the management of _____.			
Yours Faithfully For Kamdi Khedekar & Company Chartered Accountants FRN: 139259W  CA Nitin Kamdi Membership. No:- 139356 Dated :- 17.12.2019			

UDIN : 20139356A4AAA B9914

Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project
Sold Inventory

Sr No	Flat No./Shop No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (in Rs.)	Balance Receivable (in Rs.)
1					
2					
3					
4					
			-	-	-

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs Per sq mts.

Sr No	Flat No./Shop No.	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	G01	38.228	3,058,240.00
2	101	42.170	3,373,600.00
3	102	42.650	3,412,000.00
4	103	30.541	2,443,280.00
5	201	42.170	3,373,600.00
6	202	42.650	3,412,000.00
7	203	30.541	2,443,280.00
8	301	42.170	3,373,600.00
9	302	42.650	3,412,000.00
10	303	30.541	2,443,280.00
11	401	42.170	3,373,600.00
12	402	42.650	3,412,000.00
13	403	30.541	2,443,280.00
		499.672	39,973,760.00