FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project MahaRERA Registration Number(Yet to be allotted)
(For Registration of Project as on 31-05-2020)

Project (Prabha City Lotus-3)

Sr. No.		Particulars		
1	i.	**Land Cost**	**Total Estimated Cost of the project**	**Total Incurred Cost of the Project**
		a) Acquisition Cost of Land or Development Rights, lease Premium,lease rent, interest cost incurred or payable on Land Cost and legal cost.	1,05,00,000	1,05,00,000
		b) Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, development demand and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	25,00,000	-
		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	7,12,500	7,12,500
		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 cos t 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	1,37,12,500	1,12,12,500

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	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).	4,39,99,723	5,02,600
		(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 mainten-ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	18,33,322	-
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	1,00,000	-
		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	4,59,33,045	5,02,600
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	5,96,45,545	1,17,15,100
3		% completion of Construction Work % (as per Project Architect's Certificate)	NA	

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4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	19.64
5	Amount Which can be withdrawn from the Designated Account.	1,17,15,100
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
6	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.	1,17,15,100

This certificate is being issued for RERA compliance for the **M/s Mathoshree Prabha Builders & Developers Propritorship firm of Mrs Rupali Gharde** and is based on the records and documents produced before me and explanations provided to me by the owner/ proprietor of the firm.

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-144732W

GAD & ASSOCIATES ★ FRN- 146550W NAGPUR ★ Chartered Accountants

CA. Ankit Talreja
Nagpur
26th June 2020
UDIN: 20177608AAAAAK7404

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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 less Cost Incurred) (calculated as per the Form IV)	4,79,30,445
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)	1,384.72
	(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	4,55,43,441
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	4,55,43,441
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	4,55,43,441

This certificate is being issued for RERA compliance for the **M/s Mathoshree Prabha Builders & Developers Propritorship firm of Mrs Rupali Gharde** and is based on the records and documents produced before me and explanations provided to me by the owner/ proprietor of the firm.
As per the information and explanation given to us by the Promoter it is being found that no booking is being done till this certificate date on said project, however the same is not verified by us.We rely on the Promoters representation.

Yours Faithfully,
For GAD & ASSOCIATES
MRN - 177608
FRN-144732W

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

CA. Ankit Talreja
Nagpur
26th June 2020

Date:-26/06/2020
Place:-Nagpur

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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 Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(3)	(4)	(5)	(6)	(7)
NA					
TOTAL		-	-	-	-

Unsold Inventory Valuation

Ready Recknor Rate as on the date of CertificateOf the Residential premises Rs 32890 per sm.

at Carpet Area *(Cost at carpet Area = 1.1 of Cost at Built up area (i.e. Rs 29900 per sm.)

Sr. No.	Flat No.	Carpet Area (In Sq Mtr)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(4)	(5)
1	101	43.442	14,28,807
2	102	43.442	14,28,807
3	103	43.103	14,17,658
4	104	43.103	14,17,658
5	105	43.103	14,17,658
6	106	43.442	14,28,807
7	107	43.442	14,28,807
8	108	43.103	14,17,658
9	201	43.442	14,28,807
10	202	43.442	14,28,807
11	203	43.103	14,17,658
12	204	43.103	14,17,658
13	205	43.103	14,17,658
14	206	43.442	14,28,807
15	207	43.442	14,28,807
16	208	43.103	14,17,658
17	301	43.442	14,28,807
18	302	43.442	14,28,807
19	303	43.103	14,17,658
20	304	43.103	14,17,658
21	305	43.103	14,17,658
22	306	43.442	14,28,807
23	307	43.442	14,28,807
24	308	43.103	14,17,658
25	401	43.442	14,28,807
26	402	43.442	14,28,807
27	403	43.103	14,17,658
28	404	43.103	14,17,658
29	405	43.103	14,17,658
30	406	43.442	14,28,807
31	407	43.442	14,28,807
32	408	43.103	14,17,658
Total		1,384.720	4,55,43,441

As per the information and explanation given to us by the Promoter it is being found that no booking is being done till this certificate date on said project, however the same is not verified by us.We rely on the Promoters representation.

GAD & ASSOCIATES FRN-146550W NAGPUR Chartered Accountants

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