M/s Shah & Raut
Chartered Accountant
174, Renuka Flats,
Shivaji Nagar,
Nagpur-440010

Mobile No. :- 9823108373
Ph. No. :- 0712-2542373

FORM 3 [See Regulation 3]

Cost of Real Estate Project Named "SHIV-GOVIND ORCHID" MahaRERA Registration Number : APPLIED

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.	20,300,000.00	20,300,000.00
	b. Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other under DCR from Local Authority or State Government or any Statutory Authority.	5,333,518.00	5,333,518.00
	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	646,460.00	646,460.00
	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 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 deposit or maintenance depositor any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub-Total of Land Cost	26,279,978.00	26,279,978.00
	ii. Development Cost/Cost of Construction		
	a. (i) Estimated cost of Construction as certified by Engineer	54,500,000.00	-
	(ii) Actual cost of construction incurred as per the book of accounts as verified by the C A 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 equipments including its hire and maintenance costs, consumables etc. All costs directly incorrect to complete construction of the entire phase of the project registered.	-	-
	b. Payment of taxes, cess, fees, charges, premium, interest, etc to any statutory Authority.	-	-
	c. Principal sum and interest payable to the financial institutions, scheduled banks, non-banking financial institutions [NBFC] or money lenders on construction funding or money borrowed for construction;	-	-
	Sub-Total of Development Cost	54,500,000.00	-
2	Total estimated cost of the Real Estate Project [1(i) +1(ii) of Estimated Column]		80,779,978.00
3	Total cost incurred of the Real Estate Project [1(i) +1(ii) of Incurred Column]		26,279,978.00
4	% completion of construction work. [as per Project Architect's Certificate]		0 % As Per Table B
5	Proportion of the Cost incurred on Land Cost and Construction cost to the Total Estimated Cost ' (3/2%)		32.53%
6	Amount which can be withdrawn from the Designated Account. Total estimate Cost* Proportion of cost incurred. (Sr No 2 X Sr. No. 5)		26,279,978.00
7	Less: Amount withdrawn till date of this certificate as per the books of Accounts and Bank Statement.		-
8	Net amount which can be withdrawn from the Designated bank account under this certificate.		26,279,978.00

This certificate is being issued for RERA compliance for M/s R.B. Construction and is based on the records and document produced before me and explanations provide to me by the management of the Company.

Place: - Nagpur
Date: - 04/11/2020

SHAH & RAUT, CHARTERED ACCOUNTANTS ★ M/S. DT..... Nagpur

For M/s Shah & Raut
Chartered Accountants
Firm No. 121020W

Partner
CA Pravin Raut
M. No.102855
UDIN: 20102855AAAAFL7643

M/s Shah & Raut
Chartered Accountant
174, Renuka Flats,
Shivaji Nagar,
Nagpur-440010
Ph. No. :- 0712-2542373

Additional Information for Ongoing Project

Sr No	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (difference of Total Estimated Project Cost less Cost incurred) (Calculated as per Form IV)	54,500,000.00
2	Balance Amount of receivables from sold Plots 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 (ii) Estimated amount of sales proceeds in respect of unsold Plots (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	2270.336 89,000,000.00
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	89,000,000.00
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 balance receivables of ongoing project will be deposited in designated Account	89,000,000.00

This certificate is being issued for RERA compliance for M/s R.B. Construction and is based on the records and document produced before me and explanations provide to me by the management of the Company.

Place: - Nagpur
Date: - 04/11/2020

SHAH & RAUT, CHARTERED ACCOUNTANTS, M/S. DT..... Nagpur

For M/s Shah & Raut
Chartered Accountants
Firm No. 121020W

Partner
CA Pravin Raut
M. No.102855
UDIN: 20102855AAAAFL7643

Annexure A

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

Sold Inventory - N.A

Sr No	Flat / Bunglow Number	Carpet Area (In Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
	-	-	-	-	-
	-	-	-	-	-

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential Premises Rs 27570/- per sq.m

Sr No	Flat Number	Carpet Area (In Sq. Mts.)	Unit Consideration as per ready reckoner rates (ASR)
GROUND FLOOR			
1	G1	59.988	1,653,869.16
2	G2	59.988	1,653,869.16
FIRST FLOOR			
1	101	76.058	2,096,919.06
2	102	76.058	2,096,919.06
3	103	53.844	1,484,479.08
4	104	54.319	1,497,574.83
5	105	53.77	1,482,438.90
6	106	62.706	1,728,804.42
7	107	52.672	1,452,167.04
8	108	54.319	1,497,574.83
9	109	53.844	1,484,479.08
SECOND FLOOR			
1	201	76.058	2,096,919.06
2	202	76.058	2,096,919.06
3	203	53.844	1,484,479.08
4	204	54.319	1,497,574.83
5	205	53.77	1,482,438.90
6	206	62.706	1,728,804.42
7	207	52.672	1,452,167.04
8	208	54.319	1,497,574.83
9	209	53.844	1,484,479.08
THIRD FLOOR			
1	301	76.058	2,096,919.06
2	302	76.058	2,096,919.06
3	303	53.844	1,484,479.08
4	304	54.319	1,497,574.83
5	305	53.77	1,482,438.90
6	306	62.706	1,728,804.42
7	307	52.672	1,452,167.04
8	308	54.319	1,497,574.83
9	309	53.844	1,484,479.08
FOURTH FLOOR			
1	401	76.058	2,096,919.06
2	402	76.058	2,096,919.06
3	403	53.844	1,484,479.08
4	404	54.319	1,497,574.83
5	405	53.77	1,482,438.90
6	406	62.706	1,728,804.42
7	407	52.672	1,452,167.04
8	408	54.319	1,497,574.83
9	409	53.844	1,484,479.08

M/S. SHAH & RAUT, CHARTERED ACCOUNTANTS
DT.
Nagpur