T. MURTY & ASSOCIATES

Chartered Accountants

CHARTERED ACCOUNTANT'S CERTIFICATE (F3)

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

Cost of Real Estate Project Registration Number_____

Site Location: Survey No: 16,17,18,19(P),27 and 28, Champa Village, Parseoni Tahsil, Nagapur Dist, Maharashtra

S 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	15,278,500	15,278,500
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any otherincentive under DCR from Local Authority or StateGovernment or any state authority	-	-
	c	Acquisition cost of TDR (if any)		
	d	Amounts payable to State Government or competentauthority or any other statutory authority of the State orCentral Government, towards stamp duty, transfer charges, registration fees etc: and	2,917,700	2,917,700
	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 buildingincluding site development and infrastructure for the sameas certified by engineer		
	ii)	Actual Cost of construction of rehab building incurredas per the books of accounts as verified by the CA		
		Note : (For total cost of construction incurred , Minimum of (i) and (ii) is to be considered		
	iii)	Cost towards clearance of all or any encumbrances including cost for providing temporary transit accommodation or rent in lieu of Transit Accomodation, overhead cost,		
	iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any	-	-
		amountwhatsoever payable to any authorities	-	-
		Sub – Total of LAND COST	**18,196,200**	**18,196,200**

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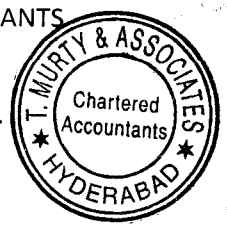
Plot No. 66A, # 8-2-293/82/J/A66, Journalist Colony, 'A' Block, Road No. 70, Jubilee Hills, Hyderabad - 500 033.
Mobile : 9866226797 / 9866897347, Email : auditormurthy@yahoo.co.in

		(ii) Development Cost/ Cost of Construction:			
		a	(i) Estimated Cost of Construction as Certified by Engineer	1,013,322,152	-
			(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		10,794,951
			Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
			(iii) a) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), machineries and equipment including its hire and cost of maintenance costs, consumables etc.	89,686,311	-
			All costs directly incurred to complete the construction of the entire phase of the project registered		
			(iii) b) Payment of taxes , cess , fees , charges , premiums , interest etc to any statutory authority.		
			Fees paid to MHADA	3,511,954	3,511,954
			iii) 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	**1,106,520,417**	**14,306,905**
	2		Total Estimated Cost of the Real Estate Project		
			[1(i) + 1(ii)] of Estimated Column	1,124,716,617	
	3		Total Cost Incurred of the Real Estate Project		**32,503,105**
			[1(i) + 1(ii)] of Incurred Column		
	4		% completion of Construction Work		0.00%
			(as per Project Architect's Certificate)		
	5		% Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 x 100)		**2.89**
	6		Amount Which can be withdrawn from the Designated Account		**32,503,105**
			Total Estimated Cost * Proportion of cost incurred	32,503,105	
			(Sr. number 2 * Sr. number 5)		
			Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		**NIL**
	7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		**NIL**

T. CHURIWALA & ASSOCIATES Chartered Accountants

This certificate is being issued for RERA compliance for the Company SHREE VENKATESHWARA INFRA DEVELOPERS 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 T.MURTY & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 005524S



T.S.N.MURTHY
Membership No: 200617

UDIN: 20200617AAAADT9904

Hyderabad
09/11/2020

Annexure A

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

Sold Inventory

Residential

Sr. No.	Flat No.	Carpet Area (in sq.ft.)	Unit Consideration as	Received Amount	Balance Receivable
NIL					

Commercial

Sr. No.	Shop No	Carpet Area (in sq.ft.)	Unit Consideration as	Received Amount	Balance Receivable
NIL					

(Unsold Inventory Valuation) Phase 1 (total 135 Buildings)
Ready Recknor Rate as Rate as on date of Certificate
Of the Residential premises Rs. 20,230 per sq.m

Sr. No.	Building Name	No. of Tenements	No. of Building	Carpet Area per Unit	Unit Consideration as per Ready Reckoner	Total Carpet Area of building
				(in Sq.Mts.)	Rate (ASR)	(in Sq.Mts.)
1	EWS TYPE 1	948	79	29.95		28392.6
2	EWS TYPE 2	120	20	29.95		3594.00
3	LIG TYPE 1	84	7	45.64		3833.592
4	LIG TYPE 2	504	28	45.64		23001.552
	TOTAL	**1656**	**134**			**58821.744**

(Unsold Inventory Valuation) Phase 1 (total 135 Buildings)
Ready Recknor Rate as Rate as on date of Certificate
Of the Commercial premises Rs. 20,230 per sq.m

Sr. No.	Building Name	No. of Tenements	No. of Building	Carpet Area per Unit	Unit Consideration as per Ready Reckoner	Total Carpet Area of building
				(in Sq.Mts.)	Rate (ASR)	(in Sq.Mts.)
1	CONVIENT SHOPS	43	1	9		387.00
	TOTAL	**43**	**1**			**387.00**

Yours Faithfully
for T.MURTY & ASSOCIATES
CHARTERED ACCOUNTANTS
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T.MURTY & ASSOCIATES Chartered Accountants HYDERABAD

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