

**AGRAWAL SARAF ASSOCIATES**

CHARTERED ACCOUNTANTS

101, Maa Saraswati appartments, KDK College road, Jagnade Square, Nagpur-440009

Email: camayankaraf2017@gmail.com

To,
DEORATNA INFRASTRUCTURE PVT. LTD.
Plot No 11, Kadu Nagar, Hudkeshwar
Nagpur 4400034

FORM 3**CHARTERED ACCOUNTANTS CERTIFICATE****(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)****Cost of Real Estate Project MahaRERA Registration Number PS0500023984****PMAY 16 EWS & LIG Housing scheme Sontakke Heights**

Project Name

Sr. No	Particulars	Amount (in Rs.)	
		Estimated	Incurred
		(Column - A)	(Column - B)
I			
i	Land Cost:		
a	Value of the land as ascertained from the Annual Statements of Rates (ASR)	1,07,20,000	-
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/ UT administration or any Statutory Authority	22,50,000	22,32,150
c	Acquisition cost of TDR (if any)	-	-
d	Amounts payable to State Government/ UT Administration or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	3,68,400	3,68,400
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 (in Column-A)	-	-
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column-B) 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, amounts payable to slum dwellers, Tenants, Apartment owners or appropriate authority or Government or Concessionaire which are not refundable and so on.	-	-
(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.	-	-
(v)	Any other cost including interest incurred on the borrowing done specifically for	-	-
	Sub-Total of Land Cost	1,33,38,400	26,00,550



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ii Development Cost/Cost of Construction:			
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	6,28,51,763	-
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B) 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 (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.	-	-
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	5,00,000	-
c	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		6,33,51,763	-
2	Total Cost of the Project (Estimated And Actual)	7,66,90,163	26,00,550
3	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.		3.39%
4	Amount which can be withdrawn from the Designated Account Total Estimated Cost.		26,00,550
5	Less: Amount withdrawn till date of this certificate from the designated Account		-
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		26,00,550

This certificate is being issued for RERA compliance for M/s Devratna Infrastructure Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
Signature of Chartered Accountant
For Agrawal Saraf & Associates


Partner
(Membership Number 177706)
Name: CA Mayank Saraf
UDIN: 20177706AAAAGQ9805



Date: 31st December, 2020
Place: Nagpur

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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)	7,40,89,613
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)	4,65,99,870
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	16,971.20
	(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.	8,21,74,550
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	12,87,74,420
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.	70.00%

This certificate is being issued for RERA compliance for M/s Devratna Infrastructure Pvt. Ltd. and is based on the records and documents

Yours Faithfully,

Signature of Chartered Accountant
For Agrawal Saraf & Associates



Partner
(Membership Number 177706)
Name: CA Mayank Saraf
UDIN: 20177706AAAAGQ9805



Date: 31st December, 2020
Place: Nagpur

Annexure - A
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

(Amount in Rs.)

Sr. No	Flat No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment (excluding GST)	Received Amount	Balance Amount
1	NA	NA	NA	NA	-
Total		-	-	-	-

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of the certificate of the Residential/commercial premises Rs.
26,620 per sm. For residential and Rs. 37,500 per Sq. Mtr for commercial

(Amount in Rs.)

Sr. No	Flat No	Carpet Area (in Sq. Mts.)	Value as per read recknor rates
1	FF-101	29.089	774349.18
2	FF-102	28.823	767268.26
3	FF-103	56.034	1491625.08
4	FF-104	56.339	1499744.18
5	FF-105	58.964	1569621.68
6	FF-106	56.209	1496283.58
7	SF-201	29.089	774349.18
8	SF-202	28.823	767268.26
9	SF-203	56.034	1491625.08
10	SF-204	56.339	1499744.18
11	SF-205	58.964	1569621.68
12	SF-206	56.209	1496283.58
13	TF-301	29.089	774349.18
14	TF-302	28.823	767268.26
15	TF-303	56.034	1491625.08
16	TF-304	56.339	1499744.18
17	TF-305	58.964	1569621.68
18	TF-306	56.209	1496283.58
19	FF-401	29.089	774349.18
20	FF-402	28.823	767268.26
21	FF-403	56.034	1491625.08
22	FF-404	56.339	1499744.18
23	FF-405	58.964	1569621.68
24	FF-406	56.209	1496283.58
25	FF-501	29.089	774349.18
26	FF-502	28.823	767268.26
27	FF-503	56.034	1491625.08
28	FF-504	56.339	1499744.18
29	FF-505	58.964	1569621.68



30	FF-506	56.209	1496283.58
31	SF-601	29.089	774349.18
32	SF-602	28.823	767268.26
33	SF-603	56.034	1491625.08
34	SF-604	56.339	1499744.18
35	SF-605	58.964	1569621.68
36	SF-606	56.209	1496283.58
37	7F-701	29.089	774349.18
38	7F-702	28.823	767268.26
39	7F-703	56.034	1491625.08
40	7F-704	56.339	1499744.18
41	7F-705	58.964	1569621.68
42	7F-706	56.209	1496283.58
43	8F-801	29.089	774349.18
44	8F-802	28.823	767268.26
45	8F-803	56.034	1491625.08
46	8F-804	56.339	1499744.18
47	8F-805	58.964	1569621.68
48	8F-806	56.209	1496283.58
49	GF-1	7.537	282637.5
50	GF-2	7.665	287437.5
51	GF-3	7.665	287437.5
52	GF-4	7.665	287437.5
53	GF-5	7.665	287437.5
54	GF-6	7.665	287437.5
55	GF-7	7.665	287437.5
56	GF-8	7.665	287437.5
Total		2,344.86	6,30,85,835.68

Signature of Chartered Accountant



(Membership Number 177706)

Name: CA Mayank Saraf

UDIN: 20177706AAAAGQ9805



Date: 31st December, 2020

Place: Nagpur