RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

ADD.: PLOT NO. 25, RED CROSS ROAD, SADAR, NAGPUR – 440001

PH.: +91-7798899002 E-MAIL: rishilashkare@gmail.com

FORM – 3

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT NAMED UNIQUE PARK - 2)

Sr. No.	Particulars	Amt. Estimated (In Rs.)	Amt. Incurred (In Rs.)
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	1,56,64,286/-	1,56,64,286/-
b.	Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government or any Statutory Authority	0	0
c.	Acquisition of 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.	15,72,060/-	15,72,060/-
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) 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	-	-



RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

ADD.: PLOT NO. 25, RED CROSS ROAD, SADAR, NAGPUR – 440001

PH.: +91-7798899002 E-MAIL: rishilashkare@gmail.com

		accommodation or rent in lieu of 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			**1,72,36,346/-**	**1,72,36,346/-**
(ii)	**DEVELOPMENT COST / COST OF CONSTRUCTION**			
a.	(i)	Estimated cost of Construction as Certified by Engineer	90,00,000/-	-
	(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA	-	20,00,000/-
	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 (ii) above i.e. salaries, consultant's fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables, etc. All costs directly incurred to complete the construction of the building /wings of the project registered.	15,00,000/-	3,00,000/-
b.	Payment of Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority		33,50,000/-	33,50,000/-
c.	Principal sum and interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction		0	0

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANTS

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

ADD.: PLOT NO. 25, RED CROSS ROAD, SADAR, NAGPUR – 440001

PH.: +91-7798899002 E-MAIL: rishilashkare@gmail.com

Sub – Total of DEVELOPMENT COST		1,38,50,000/-	56,50,000/-
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED / INCURRED)		3,10,86,346/-	2,28,86,346/-
2.	**Total Estimated Cost of the Real Estate Project (of Estimated Column)**	3,10,86,346/-	
3.	**Total Cost Incurred of the Real Estate Project (of Incurred Column)**	2,28,86,346/-	
4.	% Completion of Construction Work (as per Project Architect's Certificate)	-	
5.	Proportion of Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	73.62%	
6.	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (2 * 5) Less: Amount withdrawn till date of this Certificate as per the Books of Accounts	2,28,86,346/- NIL	
7.	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	2,28,86,346/-	

Note: This Certificate is being issued for RERA compliance for **SHRI PANKAJ CHANDRAKANT WAGHMARE** and is based on the records and documents produced before me and explanations provided to me by the management of the Company

Yours Faithfully

R.R. Las

Signature of the Chartered Accountant
(Membership Number 130169)
Rishi Ravindra Lashkare

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

ADD.: PLOT NO. 25, RED CROSS ROAD, SADAR, NAGPUR – 440001

PH.: +91-7798899002 E-MAIL: rishilashkare@gmail.com

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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 the Form IV)	82,00,000/-
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)	NIL
3	(i) Balance Unsold Area (to be certified by management and to be verified by CA from the records and books of accounts	5183.22 Sq. Mtrs
	(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 by CA) As per Annexure A to this Certificate	Rs. 3,88,74,150/-
4	Estimated receivables on ongoing project (sum of 2 + 3 (ii)	Rs. 3,88,74,150/-
5	Amount to be deposited in Designated Account 70 % or 100%	70%
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 despoiled in designated Account.		

This certificate is being issued for RERA compliance for **SHRI PANKAJ CHANDRAKANT WAGHMARE** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

RISHI LASHKHARE NAGPUR CHARTERED ACCOUNTANT

Signature of Chartered Accountant
(Membership Number: 130169)
Rishi Ravindra Lashkare

RISHI LASHKARE & ASSOCIATES

CHARTERED ACCOUNTANTS

ADD.: PLOT NO. 25, RED CROSS ROAD, SADAR, NAGPUR – 440001

PH.: +91-7798899002 E-MAIL: rishilashkare@gmail.com

ANNEXURE A

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

SOLD INVENTORY

NOT APPLICABLE

UNSOLD INVENTORY VALUATION

Ready Recknor Rate as on the date of Certificate

Of the Residential plots Rs. 7,500/- per Sq. mtrs.

Sr. No.	Area of each plot (in Sq. mtr.)	No. of Plots	Total area in Sq. Mtr. (in Sq. mtr.)	Unit Consideration as per Ready Recknor Rate (ASR)
1	251.17	1	251.17	1883775
2	277.15	1	277.15	2078625
3	307.78	1	307.78	2308350
4	336.16	1	336.16	2521200
5	166.84	1	166.84	1251300
6	164	1	164	1230000
7	232.32	2	464.64	3484800
8	116.16	1	116.16	871200
9	119.44	1	119.44	895800
10	232.32	2	464.64	3484800
11	156	1	156	1170000
12	166.52	1	166.52	1248900
13	166.52	1	166.52	1248900
14	156	1	156	1170000
15	232.32	2	464.64	3484800
16	116.16	1	116.16	871200
17	119.44	1	119.44	895800
18	232.32	2	464.64	3484800
19	156	1	156	1170000
20	158.20	1	158.20	1186500
21	158.20	1	158.20	1186500
22	156	1	156	1170000
23	232.32	2	464.64	3484800

RISHI LASHKARE NAGPUR CHARTERED ACCOUNTANT