P.G.TAMBAY
[B.COM.,LL.B.AMIMA, FCA]
Chartered Accountant

P.G.TAMBAY & CO.
1st Floor,Sadanand Apartment
Above Hotel Lahori Delux[WHC Road]
Coffee House Square, Dharampeth
Nagpur - 440010
Office :- 2523573,2547824
Resi :- 225745,2220221
e-mail id:- adi25does it @ yahoo.co.in

FORM 3

CHARTERED ACCOUNTANTS CERTIFICATE

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

Cost of Real Estate RERA Registration Number _____

PROEJCT NAME :- DNR INFRAVENTURE

Sr.No.		PARTICULARS	Amount (in Rs .) Estimated Column - A	Incurred & Paid Column - B
1]			3210500.00	3210500.00
	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.		
	b]	Amount of Premimum payable to obtain development rights, FST, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.		
	c]	Acquisition cost of TDR (if any)		
	d]	Amounts payable to State Government or competent authority or any other statutory authority of the State of Central Government towards stamp duty , transfer charges , registration fees etc .		
	e]	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.		
	f]	**Under Rehabiliation 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 accommadation or rent in lieu of Transit Accommodation , overhead cost.		
	iv]	Cost of ASR linked premium , fees , charges and security deposits or maintanance deposit , or any amount whatsoever payable to an authorities towards and in project of rehabiliation.		
		Sub Total of Land Cost	**3210500.00**	**3210500.00**

P.G.TAMBAY & CO. CHARTERED ACCOUNTANTS NAGPUR

RERA FORM

2]				
	i]	**Development Cost / Cost of Construction :-**	3210500.00	3210500.00
	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	15557800.00	
	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 overhead , development works , cost of services (inlcuding water , electricity sewerage , drainage , layout roads ect.) cost of machenaries and equipment including in hire and maintenance costs , consumables etc. All the costs directly to complete the construction of the entire phase of the project registered .	2015700.00	25000.00
	b)	Payment of Taxes , Cess , Fees , Charges , Premium , Interest etc to any Statutory Authority.		
	c)	Interest payable to financial institution ,schedule bank ,non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for		
		Sub Total of Development and Cost	**20784000.00**	**3235500.00**

3]			
	1]	Total Estimated Cost of the Real Estate Projects(1(i) + 1 (ii) of Estimated Column - A	
	2]	Total Cost incurred and paid of the Real Estate Projects(1(i) + 1 (ii) of incurred Column - B	
	3]	Percentage of completion work (As per project Architect Certificate on completion of project)	**15.57%**
	4]	Proprotion of the cost incurred on land cost and construction cost to the total estimated cost (3/2)	
	5]	Amount which can be withdrawn from the Designated Account Total Estiamted Cost * Proprotion of cost incurred and paid Sr N.2 & Sr N.5)	**20784000.00**
	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	

This certificate is being issued for RERA compliance for the Company Name - **DNR INFRAVENTURE** and is based on the records and documents produced before me and explanation provided to me by the management of the company.

Yours Faithfully

For P.G. TAMBAY & CO.,
CHARTERED ACCOUNTANTS
[ICAI - FRN - 110 778W]

P.G. TAMBAY & CO. NAGPUR CHARTERED ACCOUNTANTS

(P. G. TAMBAY)
M.NO.100- 31174
(PROPRIETOR)

Place :- Nagpur
Date :- 27.03.2018

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

1]		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	
2]		Balance amount of receivables from sold apartment as per Annexure - A to this certificate (as certified by CA)	
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 slaes proceeds in respect of unsold apartments as per Annexure - A to this certificate.	
4]		Estimated receivable of ongoing project sum of 2+3 (ii)	
5]		Amount to be deposited in Designated Account - 70% or 100 % 4 is greater than 1 , then 70% of the balance receivables of ongoing project will be deposited in designated account. If 4 is less than 1 , then 100 % of the balance receivbales of ongoing project will be deposited in designated account.	

This certificate is being issued for RERA compliance for the Company Promotor Name & Company Name and is based on the records and documents produced before me and explanation provided to me by the management of the company.

Yours Faithfully

For P.G. TAMBAY & CO.,
CHARTERED ACCOUNTANTS
[ICAI - FRN - 110 778W]

P.G. TAMBAY & CO. NAGPUR CHARTERED ACCOUNTANTS

(P. G. TAMBAY)
M.NO.100- 31174
(PROPRIETOR)

Place :- Nagpur
Date :- 27.03.2018

ANNEXURE - A

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

Sold Inventory

(Amount in Rs.)

Sr.No.	Flat Bunglow/office No	Carpet area	Unit Consideration as per agreement / letter of allotment	Received amt	Balance amt
3]					
4]			NIL		
	TOTAL--->				

(Unsold Inventory Valuation)

Of the Resiendtial / Commerical premises Rs. _____ per sm.

(Amount in Rs.)

Sr.No.	Flat Bunglow/office No	Floor	Carpet area Sq . Ft.	Unit Consideration as per agreement / letter of allotment	Received amt	Balance amt
1	G-01	Ground	36.64	1600000.00	NIL	1600000.00
2	G-02		36.64	1600000.00	NIL	1600000.00
3	G-03		36.64	1600000.00	NIL	1600000.00
4	F-01	First	36.64	1500000.00	NIL	1500000.00
5	F-02		36.64	1400000.00	NIL	1400000.00
6	F-03		36.64	1500000.00	NIL	1500000.00
7	F-04		36.64	1400000.00	NIL	1400000.00
8	F-05		36.64	1500000.00	NIL	1500000.00
9	S-01	Second	36.64	1400000.00	NIL	1400000.00
10	S-02		36.64	1300000.00	NIL	1300000.00
11	S-03		36.64	1300000.00	NIL	1300000.00
12	S-04		36.64	1400000.00	NIL	1400000.00
13	S-05		36.64	1400000.00	NIL	1400000.00
14	T-01	Tarrace	36.64	1200000.00	NIL	1200000.00
15	T-02		36.64	1200000.00	NIL	1200000.00
16	T-03		36.64	1200000.00	NIL	1200000.00
					NIL	
	TOTAL----->		**586.24**	**22500000.00**	**0.00**	**22500000.00**

Yours Faithfully

For P.G. TAMBAY & CO.,
CHARTERED ACCOUNTANTS
[ICAI - FRN - 110 778W]

Place :- Nagpur
Date :- 27.03.2018

P.G. TAMBAY & CO. NAGPUR CHARTERED ACCOUNTANTS

(P. G. TAMBAY)
M.NO.100- 31174
(PROPRIETOR)