



ABHIJIT S. TOTADE

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CHARTERED ACCOUNTANT

C/1, Vindhygiri, Sonawala Road, Opp. Leela Marriage Hall, Goregaon (East), Mumbai - 400 063.

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Cost of Real Estate Project Registration Number P51900007653

		Amount Rs.	
Sr No.	Particulars	Estimated	Incurred
1. i) Land Cost:		as on 31/03/2018	
a)	Acquisition Cost of Land or Development Rights, lease Premium lease rent, interest cost incurred or payable on Land Cost and legal cost	55000000	19947000
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	35887900	13109993
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	5000000	1883040
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0	0
g)	Under Rehabilitation scheme:		
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0	0
ii)	Actual Cost of construction of rehab building Incurred as per the books of accounts as verified by the CA	0	0
	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 accomodation or rent in lien of Transit accomodation, overhead cost,	20812440	4394697
iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.		
	Sub Total of LAND COST Rs	116700340	39334730
ii) Development Cost / Cost of Construction:			
a (i)	Estimated Cost of Construction as certified by Engineer	96400000	0
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		3909842
	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(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	20000000	5430308
	All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
b)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.	4000000	0
c)	Principal sum and interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	15000000	0
	Sub Total of Development Cost	135400000	9340150
2	Total Estimated Cost of the Real Estate Project [1(i) + 2(ii)] of Estimated Column	252100340	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	48674880	
4	% completion of Construction Work (as per Project Architect's Certificate)	5.07%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)	19.31%	
6	Amount which can be withdrawn from the Designated Account	48674880	
	Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5)		
	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	26386775	
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	22288105	
	This certificate is being issued for RERA compliance for the Company [Samcon 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

Signature of Chartered Accountant

(Membership Number 112110)

Name Abhijit Totade

date 17/12/2018



ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

i	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	203425460
	(calculated as per the Form IV)	
ii	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)	69184855
3 i	Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	656
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	117245057
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	186429912
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.	203425460

This Certificate is being issued for RERA compliance for the Company (Promoter's Name) and is based on the records and documents produced before me

Yours Faithfully

Signature of Chartered Accountant
(Membership Number 112110)


CA Abhijit S. Totade

Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project
Sold Inventory

Sr No	Flat No	Carpet Area sq meter	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	404	38.65	12370000	3960000	8410000
2	503	39.67	11085500	2635000	8450500
3	504	47.19	14550000	1500000	13050000
4	506	38.93	6800000	731600	6068400
5	507	38.93	6200000	724400	5475600
6	708	38.74	11641880	7508500	4133380
7	603	39.67	12000000	850000	11150000
8	604	47.19	11924250	4477275	7446975
9	608	38.74	9000000	4000000	5000000
Total		367.71	95571630	26386775	69184855

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs 178700 Per sq meter

Sr No	Flat No	Carpet Area (in square meter)	Unit Consideration as per Read Reckoner Rate (ASR)
16	1 flats	656.10	117245057

