

M/S. M.H. RAJPUROHIT & ASSOCIATES

Chartered Accountants

C/o R.S. Chouhan

207 Chartered House, 299, Dr Cawasji Hormusji Street, Near Dollar Church Mumbai.400002.

Tel: 91-22-22066535, 91-22-2081033, Mobile:-9819678731

FORM-3

[see Regulation 3]

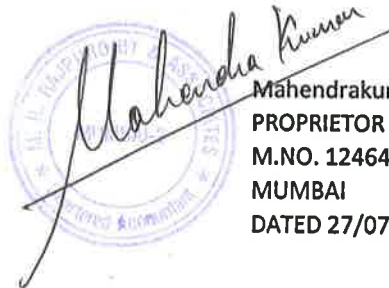
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY) Cost of Real Estate Project MahaRERA Registration Number _____

Sr. No.	Particulars	Estimated Amount (Rs.)	Incurred Amount (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.	5855000	5855000
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 or any Statutory Authority.	46257100	46257100
c	Acquisition cost of TDR (if any)	0	0
d	Amounts payable to State Government or competent authority or any other authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	0	0
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
f	Under Rehabilitation Scheme:	0	0
(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 Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	0	0
(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,	29579994	27079994
(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.	0	0
	SUB TOTAL OF LAND COST	81692094	79192094
ii	Development Cost/ Cost of Construction :		
a	(i) Estimated Cost of Construction as certified by Engineer.		
(ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	343200000	181990858




(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.	47689378	27689378
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	51974593	47774593
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 ;	97640383	70140383
	SUB TOTAL OF DEVELOPMENT COST	540504354	327595212
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	622196448	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	406787306	
4	% completion of Construction Work (as per Project Architect's Certificate)	60.00%	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	65.38	
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost* Proportion of Cost Incurred (Sr. number 2 * Sr. Number 5)	406792037.9	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	114537000	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	292255038	
	This certificate is being issued for RERA compliance for the Company [Sanghvi Realty Pvt. Ltd. (Aaditya Elegence)] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.		

FOR M.H. RAJPUROHIT & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REGISTRATION NUMBER - 127697W



Mahendrakumar H Rajpurohit
PROPRIETOR
M.NO. 124647
MUMBAI
DATED 27/07/2017

M/S. M.H. RAJPUROHIT & ASSOCIATES

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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) (calculated as per the Form IV) | 215409142.38 |
| 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) | 10963000.00 |
| 3 | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) | 1502.07 sq.mtr. |
| | (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 | 489843657 |
| 4 | Estimated receivables of ongoing project. Sum of 2 + 3 (ii) | 500806657 |
| 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 of the balance receivables of ongoing project will be deposited in designated Account | 7674100 |

This certificated is being issued for RERA comliance for the Company Sanghvi Realty Private Limited (Aaditya Elegance) and is based on the records and documents produced before me and explanations provided to me by the mangement of the company.

FOR M.H. RAJPUROHIT & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REGISTRATION NUMBER - 127697W

Mahendrakumar H Rajpurohit
PROPRIETOR
M.NO. 124647
MUMBAI
DATED 27/07/2017



ANNEXURE A

STATEMENT FOR CALCULATION OF RECEIVABLES FROM THE SALES OF THE ONGOING REAL ESTATE PROJECT

AADITYA ELEGANCE SOLD INVENTORY					
SR NO.	FLAT NO	CARPET AREA IN SQ. MTR	UNIT CONSIDERATION AS PER AGREEMENT / LETTER OF ALLOMENT	RECEIVED AMOUNT	BALANCE RECEIVABLE
1	1201	65.11	19700000	19700000	0
2	1202	59.89	18150000	18150000	0
3	1403	69.41	13800000	12815000	985000
4	1503	164.44	32650000	32650000	0
5	1603	163.52	41200000	31222000	9978000
		522.37	125500000	114537000	10963000

(UNSOLD INVENTORY VALUATION)

READY RECKONER RATE AS ON DATE OF CERTIFICATE OF RESIDENTIAL / COMMERCIAL PREMISES AS
MENTION BELOW

AADITYA ELEGANCE UNSOLD INVENTORY VALUATION

SR NO.	FLAT NO	CARPET AREA IN SQ. MTR	UNIT CONSIDERATION AS PER READY RECKONER RATE (ASR)	READY RECKONER RATE (PER SQ. MT)
1	605	28.23	8835538.32	312984
2	606	29.56	9251807.04	312984
3	1002	63.52	19880743.68	312984
4	1005	57.64	18040397.76	312984
5	1104	94.26	30906722.88	327888
6	1301	65.11	21348787.68	327888
7	1302	59.89	19637212.32	327888
8	1303	69.41	22758706.08	327888
9	1304	94.26	30906722.88	327888
10	1402	63.21	20725800.48	327888
11	1404	94.26	30906722.88	327888
12	1501	65.11	21348787.68	327888
13	1502	59.89	19637212.32	327888
14	1601	65.11	21348787.68	327888
15	1602	59.89	19637212.32	327888
16	1701	65.11	21348787.68	327888
17	1702	59.89	19637212.32	327888
18	1703	69.41	22758706.08	327888
19	1704	94.26	30906722.88	327888
20	1801	80.38	26355637.44	327888
21	1802	69.41	22758706.08	327888
22	1803	94.26	30906722.88	327888
		1502.07	489843657.4	