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Case of Real Estate Project, Maharashtra Registration Number

Sl.No.	Particulars	Amount (Rs.) as per Estimation	Amount (Rs.) as per Actual / Insured
1	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	9,090,000	9,090,000
	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 or any Statutory Authority	18,060,000	229,400
	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	480,000	480,000
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	f. Under Rehabilitation scheme:		
(1)	Estimated construction cost of rehab building including site development: (The construction cost of the same as certified by Engineer	116,000,478	
(2)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the C.A.		10,616,473



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Note: i) For initial cost of construction incurred, Minimum of (i) or (ii) is to be considered)

(iii) Cost towards clearance of land of all or any circumstances including cost of removal of legal/legal occupants, cost for providing temporary transit accommodation or cost in lieu of Transit Accommodation, overhead cost,

(iv) Cost of A.R. linked provision, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities (or birds and no project of rehabilitation).

Sub-Total of LAND COST

239,847,188

41,751,384

II. Development 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: i) 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 (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, borrow roads, etc), cost of machinery 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)

Payment of Taxes, fees, fines, charges, premiums, interest etc to any statutory Authority

c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.

Sub-Total of Development Cost

121,624,780

49,652,425

2. Total Estimated Cost of the Real Estate Project

(i) + (ii) of Estimated Column

360,471,967

3. Total Cost Incurred of the Real Estate Project

(iii) + (iv) of Incurred Column

110,403,809



Signature

4 % completion of Construction Work
for per Project Architects Certificate)

5 Proportion of the fund incurred on 1 and Cost and _____ %
Construction Cost to the Total Estimated Cost. (3/2 %)

6 (a) Amount which can be withdrawn from the Designated Account
Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)

6 (b) 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 M/s. Deekay Developers for Deekay Arya Project CS Number 2869, Bhamburda Division
and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
For Rashmi Modi & Co.
Chartered Accountants

(R. C Modi)
Proprietor

Place: Mumbai
Date: 26th July, 2017



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30.65%

110,403,309

110,403,309

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

PARTICULARS

AMOUNT (Rs.)

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)	249,768,659
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)	7,704,408
3. (i) Balance Unsold area (to be certified by Management, need to be verified by CA from the records and books of accounts) As per ANNEXURE - B	3116.78 sq. mtrs
3. (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	216,280,217
4. Estimated receivables of ongoing project (Sum of 2 + 3ii)	223,984,217
5. Amount to be deposited in Designated Account - 71% or 100%	
(If 4 is greater than 1, then 71% of the balance receivables of ongoing project will be deposited in Designated Account	N/A
(If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in Designated Account)	100%
This certificate is being issued for RERA compliance for M/s. Danden Developers and is based on the records and documents produced before me and explanations and clarifications provided to me by the management of the Company, and certificates of the Engineer and Architect produced before me	
ASR is taken from the Ready Reckoner Value as on the date of certificate after adjusting for the floor rise and discounting for terrace area	
Yours Faithfully, Per Rashmi Modi & Co. Chartered Accountants <i>Rashmi Modi</i> (R. C. Modi) Proprietor  	
Place: Mumbai	
Date: 25th July, 2017	

Annexure A

Statement for calculation of Receipts from the Sale of the Queuing Real Estate Project

Sold Inventory

Sr. No.	Flat No	Carpet Area (in sq.mts.)	Unit Considered as per Agreement/Letter of Allocation	Received Amount	Balance Receivable
1	OFFICE NO 10	7.36	1 SPIN GUN	1,990,400	-
2	OFFICE NO 12	30.72	11 GUN GUN	3,300,400	7,700,000

(Useful Inventory Valuation)

Ready Receipt Rate as on the date of Certificate of the Residential/Commercial premises Re: DEC 2004

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Considered as per Ready Receipt Rate (ASK)
1	OFFICE - 7	5.87	1 T43 SPIN
2	FLAT - 603	46.64	8.589.688
3	FLAT - 701	37.38	6.884.373
4	FLAT - 702	63.28	11,654,277
5	FLAT - 904	29.94	5,514,050
6	FLAT - 1103	34.22	9,689,447
7	FLAT - 1203	34.22	9,689,447
8	FLAT - 1304	46.60	8,991,404
9	PART TERRACE	8.24	578,118
10	FLAT - 1401	49.54	9,558,248
11	FLAT - 1803	37.39	7,214,027
12	FLAT - 1901	37.38	7,214,027
13	FLAT - 1902	59.63	11,505,012
14	FLAT - 1903	53.75	10,370,525
15	FLAT - 1904	37.39	7,214,027
16	FLAT - 2001	37.38	7,212,097
17	FLAT - 2002	59.63	11,505,012
18	FLAT - 2003	53.75	10,370,525
19	FLAT - 2004	37.39	7,214,027



20	FLAT - 2101	37.38	7,539,920
21	FLAT - 2102	59.43	12,027,967
22	FLAT - 2103	53.79	10,841,913
23	FLAT - 2104	37.59	7,541,937
24	FLAT - 2201	37.38	7,539,920
25	FLAT - 2202	52.24	10,537,320
26	FLAT - 2203	37.39	7,541,937
		3,116.78	216,282,145



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