

Ashok Periwai & Associates

Chartered Accountants

80/84 Dadiseth Agairy Lane, Office No.60, Kalbadevi Road, Mumbai 400 002. M-9323659441

Date:01/07/2017

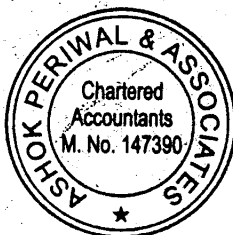
FORM - 3

[see Regulation 3]

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

Cost of Real Estate Project (Krypton Terraces) MahaRERA Registration Number

Sr.No.		Particulars	Amount (Rs.)	Amount (Rs.)
			Estimated	Incurred
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.	10,290,000	10,290,000
	b.	Amount of Premium payable to obtain develop-ment rights, FSI, 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 or Central Government, towards stamp duty, transfer charges, registration fees etc ; and		
	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.	81,647,513	
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.		79,639,864
		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 accommodation or rent in lieu of Transit Accommodation, overhead cost,	92,996,681	76,166,306
	(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	184,934,194	166,096,170



2	Development Cost/ Cost of Construction :			
a.	(i)	Estimated Cost of Construction as certified by Engineer.	299,127,959	
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.		195,027,933
		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 (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.	30,041,172	24,281,172
b.		Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	15,500,971	5,677,966
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 ;	90,221,601	73,615,196
		Sub-Total of Development Cost	434,891,703	298,602,267

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	619,825,897
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	464,698,437
4	% completion of Construction Work (as per Project Architect's Certificate)	
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	74.97%
6	Amount Which can be withdrawn from the Designated Account.	464,698,437
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	464,698,437

This certificate is being issued for RERA compliance for the M/s Krypton Construction & Developers and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

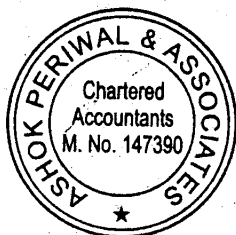
Yours Faithfully,

For ASHOK PERIWAL & ASSOCIATES
Chartered Accountants

(ASHOK PERIWAL)

Proprietor

Membership No. 147390



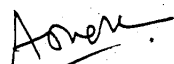
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	155,127,460
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)	269,022,242
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 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	NIL
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	269,022,242
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 of the balance receivables of ongoing project will be deposited in designated Account	

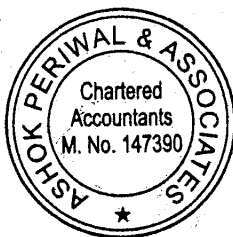
This certificate is being issued for RERA compliance for the M/s Krypton Construction & Developers and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For ASHOK PERIWAL & ASSOCIATES
Chartered Accountants



(ASHOK PERIWAL)
Proprietor
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Annexure A

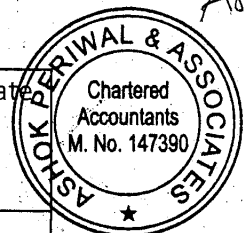
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project Sold Inventory

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
WING B					
1	101	59.52	8,000,000	5,009,000	2,991,000
2	201	26.06	3,800,000	3,342,000	458,000
3	202	33.01	4,500,000	3,542,000	958,000
4	301	59.52	8,000,000	4,878,000	3,122,000
5	401	59.52	8,000,000	2,995,000	5,005,000
6	501	59.52	8,000,000	3,142,500	4,857,500
7	601	59.52	8,000,000	2,500,000	5,500,000
8	801	24.37	3,800,000	2,500,000	1,300,000
9	802	33.01	4,500,000	3,890,000	610,000
WING C					
1	801	80.19	33,000,000	1,000,000	32,000,000
2	901	80.19	33,000,000	1,000,000	32,000,000
3	1001	80.19	37,500,000	1,000,000	36,500,000
4	1101	80.19	24,400,000	11,000,000	13,400,000
5	1201	80.19	REHAB(TO BE ALLOTTED TO TENANT)		
6	1301	80.19	21,200,000	19,635,000	1,565,000
7	1401	80.19	21,200,000	19,635,000	1,565,000
8	1501	100.83	11,000,000	9,358,200	1,641,800
9	1601	100.83	43,477,000	37,678,058	5,798,942
10	1701	100.83	26,350,000	26,350,000	-
11	1801	100.83	42,700,000	20,850,000	21,850,000
12	1901-2001	126.73	41,925,000	8,500,000	33,425,000
13	2101-2201	126.73	43,525,000	5,500,000	38,025,000
14	2301-2401	126.73	54,000,000	39,000,000	15,000,000
15	2501-2601	126.73	65,000,000	65,000,000	-
16	2701-2801	126.73	61,000,000	52,550,000	8,450,000
17	2901-3001	126.73	73,000,000	70,000,000	3,000,000
			688,877,000	419,854,758	269,022,242

Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate
of the Residential / Commercial premises Rs. Per sm.

Sr.No.	Flat No./Unit No	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Recknor Rate (ASR)
NIL			



Amr