



JAIN P K & ASSOCIATES

CHARTERED ACCOUNTANTS

capkjain24@gmail.com 76666 94800

FORM-3 [see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT)

Cost of Real Estate Project 'RAJKAMAL PARK' of M/S PRATHANA GRIH NIRMAN (Mumbai)

MahaRERA Registration Number P51900010115

S.No.		Particulars	Amount (RS.)	
			Estimated	Incurred as on 31 st July 2018
I	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 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	---	---
	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	---	---
	f.	Land Premium payable as per annual Statement of rates (ASR) for redevelopment of land owned by public authorities.	---	---
	g.	Under Rehabilitation Scheme :		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	22,38,23,569/-	---
	(ii)	Actual Cost of construction of rehab building incurred as per	---	22,38,23,569/-



[Signature]



JAIN P K & ASSOCIATES

CHARTERED ACCOUNTANTS

capkjain24@gmail.com 76666 94800

		the books of accounts as verified by CA		
		Note – for total cost of construction incurred , Minimum of (I) or (ii) is to be considered		
	(iii)	Cost towards clearances of land of all or any encumbrances including cost of removal legal / illegal occupants , cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation ,Overhead cost ,	6,90,63,424/-	6,90,63,424/-
	(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.	2,88,99,500/-	2,88,99,500/-
		Sub- Total of LAND COST	32,17,86,493/-	32,17,86,493/-
	ii.	Development Cost / Cost of Construction :		
	a.	(i) Estimated Cost of Construction as certified by Engineer	22,40,30,398/-	---
		(ii) Actual cost of construction incurred as per the books of accounts as verified by the CA	---	13,83,46,203/-
		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 , consultant 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 cost directly incurred to complete the construction of the entire phase of the	2,85,90,000/-	1,36,92,926/-



Pran



JAIN P K & ASSOCIATES

CHARTERED ACCOUNTANTS

capkjain24@gmail.com 76666 94800

		project registered.		
	b.	Payment of Taxes, Cess, Fees, Charges, Premiums, interest etc to any statutory Authority.	8,50,00,000/-	1,70,54,934/-
	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	33,76,20,398/-	16,90,94,063/-
2.		Total Estimated Cost of the Real Estate Project	65,94,06,891/-	
		[1 (i) + 1 (ii)] of Estimated Column		
3.		Total Cost Incurred of the Real Estate Project		49,08,80,556/-
		[1 (i) + 1 (ii)] of Incurred Column		
4.		% completion of Construction work (as per Project Architect's Certificate)		72%
5.		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2 %)		74.44%
6.		Amount which can be withdrawn from the Designated Account Total estimated cost * proportion of cost incurred (sr. number 2 * sr . number 5)		49,08,80,556/-
7.		Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		3,64,15,500/-
8.		Net Amount which can be withdrawn from the Designated Bank Account under this Certificate		45,44,65,056/-



Pravin



JAIN P K & ASSOCIATES

CHARTERED ACCOUNTANTS

capkjain24@gmail.com T 76666 94800

This Certificate is being issued for RERA compliance for the Project of RAJKAMAL PARK of M/S PRATHANA GRIH NIRMAN is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For JAIN P.K AND ASSOCIATES

PIYUSH PARASMAL JAIN

(M. No. 170678)

Date 31st July , 2018





JAIN P K & ASSOCIATES

CHARTERED ACCOUNTANTS

capkjain24@gmail.com 76666 94800

ADDITIONAL INFORMATION FOR ONGOING PROJECT 'RAJKAMAL PARK'

S.No.	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)	16,85,26,335/-
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)	3,30,84,500/-
3.	(i) Balance Unsold area in sq mts. 4671 Sq mts (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	80,82,72,609/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	84,13,57,109/-
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	70%

This Certificate is being issued for RERA compliance for the Project of RAJKAMAL PARK of M/S PRATHANA GRIH NIRMAN 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 JAIN P.K AND ASSOCIATES

PIYUSH PARASMAL JAIN

(M. No. 170678)

Date 31st July, 2018



Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project- Project of
RAJKAMAL PARK of M/S PRATHANA GRIH NIRMAN Mumbai - as on the date of certificate

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 Intent	Received Amount	Balance Amount
1	C- 601	36.89	70,00,000	54,40,000	15,60,000
2	C- 602	36.97	70,00,000	54,45,000	15,55,000
3	C- 501	36.89	70,00,000	55,30,500	14,69,500
4	D- 501	36.89	83,00,000	70,00,000	13,00,000
5	D- 502	37.05	70,00,000	50,00,000	20,00,000
6	B- 103	36.89	83,00,000	20,00,000	63,00,000
7	B- 104	36.97	83,00,000	20,00,000	63,00,000
8	C- 101	36.89	83,00,000	20,00,000	63,00,000
9	C- 102	36.97	83,00,000	20,00,000	63,00,000
		332.41	6,95,00,000	3,64,15,500	3,30,84,500



[Handwritten Signature]

Unsold Inventory

Ready Recknor Rate on the date of certificate of the Residentia / Commercial premises Rs. 1

Sr.No.	Flat No.	Carpet Area(in sq.mts)	Unit Consideration as per Ready Recknor
1	A- 101	35.76	63,90,312
2	A -102	36.53	65,27,911
3	A- 201	35.76	63,90,312
4	A -202	36.53	65,27,911
5	A- 301	35.76	63,90,312
6	A -302	36.53	65,27,911
7	A- 401	35.76	63,90,312
8	A -402	36.53	65,27,911
9	A- 501	35.76	63,90,312
10	A -502	36.53	65,27,911
11	A- 601	35.76	63,90,312
12	A -602	36.53	65,27,911
13	A- 701	35.76	63,90,312
14	A -702	36.53	65,27,911
15	B- 101	36.61	65,42,207
16	B -102	36.77	65,70,799
17	B- 201	36.61	65,42,207
18	B- 202	36.77	65,70,799
19	B- 203	36.89	65,92,243
20	B- 204	36.97	66,06,539
21	B-301	36.61	65,42,207
22	B- 302	36.77	65,70,799
23	B- 303	36.89	65,92,243
24	B- 304	36.97	66,06,539
25	B- 401	36.61	65,42,207
26	B- 402	36.77	65,70,799
27	B-403	36.89	65,92,243
28	B-404	36.97	66,06,539
29	B- 501	36.61	65,42,207
30	B- 502	36.77	65,70,799
31	B-503	36.89	65,92,243
32	B-504	36.97	66,06,539
33	B- 601	36.61	65,42,207
34	B- 602	36.77	65,70,799
35	B-603	36.89	65,92,243
36	B-604	36.97	66,06,539
37	B- 701	36.61	65,42,207
38	B- 702	36.77	65,70,799
39	B-703	36.89	65,92,243



[Signature]

40	B-704	36.97	66,06,539
41	C- 103	36.89	65,92,243
42	C -104	36.97	66,06,539
43	C- 201	36.89	65,92,243
44	C- 202	36.97	66,06,539
45	C- 203	36.89	65,92,243
46	C- 204	36.97	66,06,539
47	C-301	36.89	65,92,243
48	C- 302	36.97	66,06,539
49	C- 303	36.89	65,92,243
50	C- 304	36.97	66,06,539
51	C- 401	36.89	65,92,243
52	C- 402	36.97	66,06,539
53	C-403	36.89	65,92,243
54	C-404	36.97	66,06,539
55	C- 502	36.97	66,06,539
56	C-503	36.89	65,92,243
57	C-504	36.97	66,06,539
58	C-603	36.89	65,92,243
59	C-604	36.97	66,06,539
60	C- 701	36.89	65,92,243
61	C- 702	36.97	66,06,539
62	C-703	36.89	65,92,243
63	C-704	36.97	66,06,539
64	D- 101	36.89	65,92,243
65	D -102	37.05	66,20,835
66	D- 103	40.78	72,87,386
67	D -104	36.51	65,24,337
68	D- 201	36.89	65,92,243
69	D- 202	37.05	66,20,835
70	D- 203	40.78	72,87,386
71	D- 204	36.51	65,24,337
72	D-301	36.89	65,92,243
73	D- 302	37.05	66,20,835
74	D- 303	40.78	72,87,386
75	D- 304	36.51	65,24,337
76	D- 401	36.89	65,92,243
77	D- 402	37.05	66,20,835
78	D-403	40.78	72,87,386
79	D-404	36.51	65,24,337
80	D-503	40.78	72,87,386
81	D-504	36.51	65,24,337



[Handwritten signature]

82	D- 601	36.89	65,92,243
83	D- 602	37.05	66,20,835
84	D-603	40.78	72,87,386
85	D-604	36.51	65,24,337
86	D- 701	36.89	65,92,243
87	D- 702	37.05	66,20,835
88	D-703	40.78	72,87,386
89	D-704	36.51	65,24,337
90	E- 101	43.79	78,25,273
91	E -102	43.79	78,25,273
92	E- 103	43.79	78,25,273
93	E -104	43.79	78,25,273
94	E- 201	43.79	78,25,273
95	E- 202	43.79	78,25,273
96	E- 203	43.79	78,25,273
97	E- 204	43.79	78,25,273
98	E-301	43.79	78,25,273
99	E- 302	43.79	78,25,273
100	E- 303	43.79	78,25,273
101	E- 304	43.79	78,25,273
102	E- 401	43.79	78,25,273
103	E- 402	43.79	78,25,273
104	E-403	43.79	78,25,273
105	E-404	43.79	78,25,273
106	E- 501	43.79	78,25,273
107	E- 502	43.79	78,25,273
108	E-503	43.79	78,25,273
109	E-504	43.79	78,25,273
110	E- 601	43.79	78,25,273
111	E- 602	43.79	78,25,273
112	E-603	43.79	78,25,273
113	E-604	43.79	78,25,273
114	E- 701	43.79	78,25,273
115	E- 702	43.79	78,25,273
116	E-703	43.79	78,25,273
117	E-704	43.79	78,25,273
	Total	4,523	80,82,72,609



Pran