Sanket Kurhe & Co.
Chartered Accountants

FORM-3
CHARTERED ACCOUNT CERTIFICATE
Cost of Real Estate Project "BLUE DICE" status as on 31/12/2019
Maha RERA Registration no. : P52100004228

Sr.No	Particulars	Amount (Rs) (3)	
		Estimate Incurred	Incurred
1	2		
A 1	Land Cost :- Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and Legal Cost	31286528	1700922
2	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	7500000	0
3	Acquisition cost of TDR (if any)	45000000	0
4	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	0	0
5	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
B	Under Rehabilitation scheme:		
1	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0
2	Actual Cost of construction of rehab building incurred as per the books of accounts as verified By CA	0	0
	Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
1	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,	0	0

SANKET KURHE & CO. FRN NO. 138127W CHARTERED ACCOUNTANTS

Flat No. 24, 3rd Floor, Munnalal Paradise, Pune Satara Road, Hadapsar Pune - 411028.
Email. office@skandco.in Cell. +91 8446062009 / +91 9028221594

2	*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	83786528	1700922
-	*ii)Deveopment Cost / Cost Of Construction*		
1	*Est Construction Cost Of Construction as certified by Engineer.*	94451904	0
2	*Actual Cost of Construction Incurred as Per books of accountsas as Verified by the C.A*	-	90674775.49
3	*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 completethe construction of the entire phase of the project registered*	11434632	11434632
4	*Payment of Taxes , Cess , Fees , Charges , Premiums , Interest etc to any statutory Authority*	0	0
5	*Principal Sum & Intrest Payable to Financial Institutions , Scheduled banks , Non Banking Financial Institution (NBFC) Or Money Leanders on Construction Funding or Money Borrowed For Constuction*	1020239	1020239
6	***Total Estimation Cost of the Real Estate Project***		
	Sub-Total of Development Cost	**106906775**	**103129646**
2	*Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column*	190693303	
3	*Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column*		104830568
4	*% completion of Construction Work % (as per Project Architect's Certificate)*	Part Of D2 - 90% D3 - 90% [Proportionate]	
5	*Proportion of the Cost incurred on Land Cost and _______% Construction Cost to the Total Estimated Cost. (3/2 %)*	54.97%	
6	*Amount Which can be withdrawn from the Designated Account.* ***Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)***	104830568.5	
7	*Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.*	71179870.00	
8	*Net Amount which can be withdrawn from the Designated Bank Account under this certificate.*	33650698.49	

SANKET KURHE & CO.
FRN NO. 138127W
CHARTERED ACCOUNTANTS

	(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)		
1	*Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) per the Form IV)*	*3777128*	
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)*	*5171112*	
3	*(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)*	*1876.83 Sq Meter [443.77 + 1433.06]*	
4	*(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*	*172479592*	
5	*Estimated receivables of ongoing project. Sum of 2 + 3 (ii)*	*177650704*	
6	*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 n 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 %*	*124355493*	

Note :- Architect has issued certificate for part of D2 [20 Units] @ 70% & Wing D3 @ 5% of Completion
We have taken expenses on Proportionate basis as per Architects Certificate.
Ready Reconer Rate As per ASR is 456010 per Sq.Mts.

*This certificate is being issued for RERA compliance for development of project known **"Blue Dice" of_Chikhali at S. No. 1593,1596 Part 1597/1, 1597/2, Village_Chikhali, Tal. Haveli, Dist – Pune, Pin – 411062** and is based on the records and documents produced before me by the management of the Company and on the basis of accounts as on 31/12/ 2019*

Yours Faithfully,

For Sanket Kurhe and Co.
Chartered Accountants

SANKET KURHE & CO. FRN NO. 138127W CHARTERED ACCOUNTANTS

CA SANKET RAM KURHE
Partner
MRN : 158521
FRN : 138127W
DATE : 14/01/2020
PLACE : PUNE.
UDIN : 20158521AAAAAE6850

Annexure A

Statement For Calculation of Receivable from the Sales of the Ongoing Real Estate Project

Sold Inventory

Annexure A (Sold Flat)

Building D Wing No :- A Part of Wing D2

Sr. No	Flat No	Carpet Area [in Sq.Mts.]	Unit Consideration as per Read Reckoner Rate [ASR]	Received Amount Till 31/12/17	Received Amount After 01/01/18 till 31/12/19	Balance Receivable
1	203	49.49	3477004	0	100000	3377004
2	204	49.49	3505190	0	3505190	0
3	205	48.67	3336500	686500	2650000	0
4	303	48.67	3041000	2432800	608200	0
5	304	48.67	3041000	2888950	152050	0
6	306	48.67	2900000	2755000	145000	0
7	503	48.67	3519126	0	3519126	0
8	504	48.67	3317600	0	3317600	0
9	703	48.67	3594518	0	3594518	0
10	704	48.67	3271500	2617200	654300	0
11	802	49.49	3400082	0	3400082	0
12	903	48.67	3577000	2355300	1221700	0
13	904	48.67	3458168	0	3458168	0
	Total.Cal	635.17	43438688	13735750	26325934	3377004

SANKET KURHE & CO.
FRN NO. 138127W
CHARTERED ACCOUNTANTS

[Unsold Inventory Valuation]

Ready Recknor Rate as on the date of Certificate

Unsold Flats Details

Building D Wing No :- A Part of Wing D2

Sr.No	Flat No	Carpet Area [in sq.mts]	Unit Consideration as per Read Reckoner Rate [ASR]
1	403	49.49	2257239
2	404	49.49	2257239
3	603	49.49	2257239
4	604	49.49	2257239
5	801	49.49	2257239
6	1003	49.49	2257239
7	1004	49.49	2257239
8	1101	48.67	2219839
9	1102	48.67	2219839
Total.Cal		443.77	107117726

SANKET KURHE & CO. FRN NO. 138127W CHARTERED ACCOUNTANTS

Annexure A

Statement For Calculation of Receivable from the Sales of the Ongoing Real Estate Project

Sold Inventory

Annexure A (Sold Flat)

Building D Wing No :- A Part of Wing D3

Sr.No	Flat No	Carpet Area [in Sq.Mts.]	UnitConsideration As per Agreement / Letter Of Allotment	Received Amount 31/12/17	Received Amount After 01/01/18 till 31/12/19	Balance Receivable
1	101	38.16	2706000	0	2706000	0
2	102	48.84	3519248	0	3519248	0
3	104	38.16	2706000	0	2706000	0
4	202	50.18	3611725	0	3611725	0
5	301	48.71	3432246	1544510	1887736	0
6	302	48.84	3749520	0	3749520	0
7	303	48.84	3518578	0	1873600	1644978
8	402	50.18	3555750	0	3555750	0
9	501	48.71	3555652	0	3555652	0
10	502	48.84	3546680	0	3546680	0
11	503	48.84	3630568	0	3630568	0
12	701	48.71	3518665	0	3518665	0
13	702	48.84	3567780	0	3430492	137288
14	901	48.71	3574142	0	3562300	11842
	Total.Cal	664.56	48192554	1544510	44853936	1794108

SANKET KURHE & CO.
FRN NO. 138127W
CHARTERED ACCOUNTANTS

[Unsold Inventory Valuation]
Ready Recknor Rate as on the date of Certificate

Unsold Flats Details
Building D Wing D3

Sr.No	*Flat No*	*Carpet Area [in sq.mts]*	*Unit Consideration as per Read Reckoner Rate [ASR]*
1	103	48.84	2227592
2	201	49.65	2264537
3	203	50.18	2288710
4	204	49.65	2264537
5	304	48.71	2221663
6	401	49.65	2264537
7	403	50.18	2288710
8	404	49.65	2264537
9	504	48.71	2221663
10	601	49.65	2264537
11	602	50.18	2288710
12	603	50.18	2288710
13	604	49.65	2264537
14	703	48.84	2227592
15	704	48.71	2221663
16	801	49.65	2264537
17	802	50.18	2288710
18	803	49.65	2264537
19	902	48.84	2227592
20	903	48.84	2227592
21	904	48.71	2221663
22	1001	49.65	2264537
23	1002	50.18	2288710
24	1003	50.18	2288710
25	1004	49.65	2264537
26	1101	48.71	2221663
27	1102	48.84	2227592
28	1103	48.84	2227592
29	1104	48.71	2221663
Total Calculation		*1433.06*	*65361867*

SANKET KURHE & CO.
FRN NO. 138127W
CHARTERED ACCOUNTANTS