



Sanket Kurhe and Co.

Chartered Accountants.

At Post : Sonai, Tal : Newasa, Dist : A. Nagar

E Mail : casanket@gmail.com, caganesh@gmail.com

Mb : +91 844 606 2009, +91 9028 2215 94

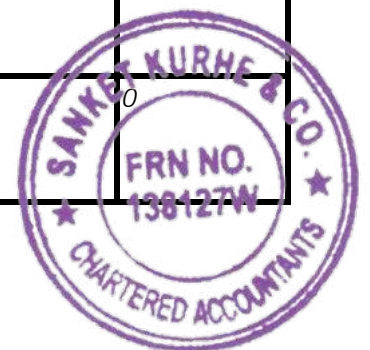
FORM-3

CHARTERED ACCOUNT CERTIFICATE

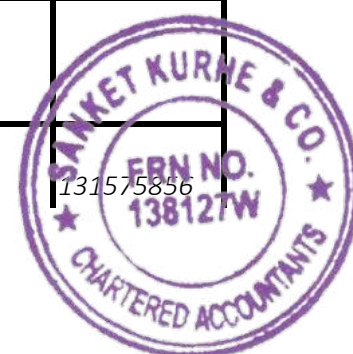
Cost of Real Estate Project "BLUE DICE" status as on 30/06/2021

Maha RERA Registration no. Applied for New Registration

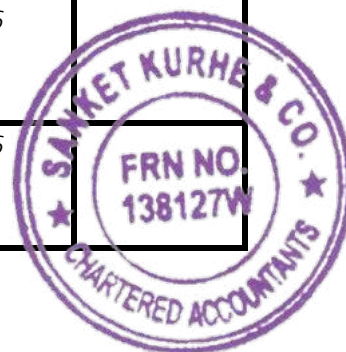
Sr.No	Particulars	Amount (Rs) (3)	
		Estimate Incurred	Incurred
1	2		
<u>A</u>	<u>Land Cost :-</u>		
1	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and Legal Cost	31286528	1700922
2	Amount of Premium payable to obtain development 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	
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
<u>B</u>	<u>Under Rehabilitation scheme:</u>		
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
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
	<u>ii) Deveopment Cost / Cost Of Construction</u>		
1	Est Construction Cost Of Construction as certified by Engineer.	95944823	0
2	Actual Cost of Construction Incurred as Per books of accounts as Verified by the C.A	-	95330867
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 complete the construction of the entire phase of the project registered	32866330	32866330
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	1677737	1677737
6	<u>Total Estimation Cost of the Real Estate Project</u>		
	Sub-Total of Development Cost	130488890	129874934
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	214275418	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		



4	% completion of Construction Work % (as per Project Architect's Certificate)	Part Of D2 - 100% D3 - 100% [Proportionate]	
5	Proportion of the Cost incurred on Land Cost and _____% Construction Cost to the Total Estimated Cost. (3/2 %)	61.41%	
6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	131575856.5	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	100539717.00	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	31036139.49	
	(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)	613956	
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)	0	
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	541.96 Sq Meter [245.81 + 296.15]	
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	24718796	
5	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	24718796	



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 %	17303157	
---	---	----------	--

**Note :- Architect has issued certificate for part of D2 [20 Units] @ 100% & Wing D3 @ 100% 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 30/06/2021

Yours Faithfully,

For Sanket Kurhe and Co.
Chartered Accountants


CA SANKET RAM KURHE
Partner

MRN : 158521

FRN : 138127W

DATE : 31/07/2021

PLACE : PUNE.

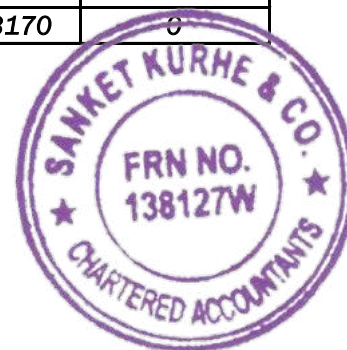
UDIN : 21158521AAAAFZ9653



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

Annexure A (Sold Flat)

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	Received Amount After 01/01/20 till 31/7/21	Balance Receivable
1	203	49.49	3477004	0	100000	3377004	0
2	403	49.49	3558342	0	0	3558342	0
3	603	49.49	3592830	0	0	3592830	0
4	604	49.49	3208200	0	0	3208200	0
5	801	49.49	3456794	0	0	3456794	0
	Total.Cal	247.45	17293170	0	100000	17193170	0



[Unsold Inventory Valuation]

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

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	404	49.49	2257239
2	1003	49.49	2257239
3	1004	49.49	2257239
4	1101	48.67	2219839
5	1102	48.67	2219839
Total.Cal		245.81	11211394



Annexure A

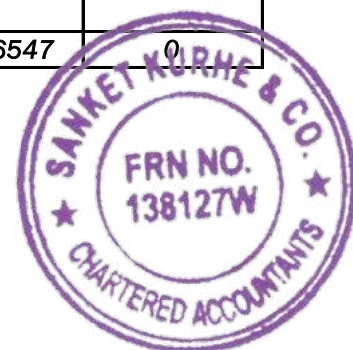
Statement For Calculation of Receivable from the Sales of the Ongoing Real Estate Project

Sold Inventory

Annexure A (Sold Flat)

Building D Wing No :- A Part of Wing D3

Sr.No	Flat No	Carpet Area [in Sq.Mts.]	Unit Consideration As per Agreement / Letter Of Allotment	Received Amount 31/12/17	Received Amount After 01/01/18 till 31/12/19	Received Amount After 01/01/20 till 31/07/21	Balance Receivable
1	103	48.84	3615914	0	0	3615914	0
2	203	50.18	3616198	0	0	3616198	0
3	303	48.84	3518578	0	1873600	1644978	0
4	304	48.71	3551000	0	0	3551000	0
5	401	49.65	3595796	0	0	3595796	0
6	403	50.18	3518852	0	0	3518852	0
7	504	48.71	3615914	0	0	3615914	0
8	601	49.65	3595796	0	0	3595796	0
9	602	50.18	3500088	0	0	3500088	0
10	603	50.18	3465460	0	0	3465460	0
11	604	49.65	3657200	0	0	3657200	0
12	702	48.84	3567780	0	3430492	137288	0
13	703	48.84	3500088	0	0	3500088	0
14	704	48.71	3615914	0	0	3615914	0
15	801	49.65	3519443	0	0	3519443	0
16	802	50.18	3616198	0	0	3616198	0
17	803	49.65	3458062	0	0	3458062	0
18	901	48.71	3574142	0	3562300	11842	0
19	902	48.84	3495777	0	0	3495777	0
20	903	48.84	3481702	0	0	3481702	0
21	904	48.71	3458062	0	0	3458062	0
22	1002	50.18	3481475	0	0	3481475	0
23	1003	50.18	3574812	0	0	3574812	0
24	1004	49.65	3615914	0	0	3615914	0
25	1101	48.71	3426138	0	0	3426138	0
26	1103	48.84	3576636	0	0	3576636	0
	Total.Cal	1283.30	92212939	0	8866392	83346547	0



[Unsold Inventory Valuation]
Ready Recknor Rate as on the date of Certificate
of the Residential/Commercial Premises Rs
Per sm.

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	201	49.65	2264537
2	204	49.65	2264537
3	404	49.65	2264537
4	1001	49.65	2264537
5	1102	48.84	2227592
6	1104	48.71	2221663
Total Calculation		296.15	13507402

