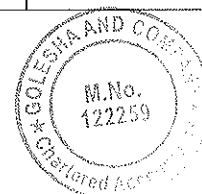


FORM - 3 (see Regulation 3)

CHARTERED ACCOUNTANTS CERTIFICATE FOR REGISTRATION OF PROJECT LEHER III

Cost of Real Estate Project Rohan Leher III as on 30th June, 2020

Sr. No.	Particulars	Amounts (Rs. in crores)	
		Estimated	Incurred
1 i	Land Cost		
	a. Acquisition Cost of Land	16.28	16.28
	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	5.50	5.45
	c. Acquisition cost of TDR (if any)	0.65	0.65
	d. Amounts payable to State Government towards stamp duty, transfer charges, registration fees etc;	0.35	0.35
	f. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-	-
	Sub Total of LAND COST	22.78	22.73
1 ii	Development Cost/ Cost of Construction		
a	(i) Estimated Cost of Construction as certified by Engineer	35.00	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA (note: For adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)	-	19.88
	(iii) Onsite/offsite expenditure for development of entire project excluding cost of construction as per (i) or (ii)	3.75	2.15
b	Payment of taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority	-	-
c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-
	Sub - Total of Development Cost	38.75	22.03



M/s. GOLESHA AND COMPANY
CHARTERED ACCOUNTANTS

Mahendrakumar P Golesha
B. Com, F. C. A.

Office No. 2, G S Tower,
Market Yard Last Bus Stop,
Market Yard, Pune - 411 037
Maharashtra (India)

Mobile: 09975608860
Email: cagolesha@gmail.com

2	Total Estimated Cost of the Real Estate Project [1(i) + 1 (ii) of Estimated Column (Rs. in crores)	61.53
3	Total Cost Incurred of the Real Estate Project [1 (i) + 1 (ii)] of Incurred Column (Rs. in crores)	44.76
4	% Completion of Construction Work (as per Project Architects Certificate)	----
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2 %)	72.74%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr, number 5) (Rs. in crores)	44.76
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement (Rs. in crores)	36.70
7	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate (Rs. in crores)	8.06

This Certificate is being issued for RERA compliance for the Company Rohan Builders & Developers Private Limited 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 Golesha and Company
Chartered Accountants
FRN 137163W



Mahendrakumar P Golesha
Proprietor
M No.: 122259



Place : Pune
Date: 2nd November, 2020
UDIN: 20122259AAAAES8226

ADDITIONAL INFORMATION FOR ONGOING OF PROJECT LEHER III

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) (Rs. in crores)	16.77
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) (Rs. in crores)	34.44
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (Sq. mtrs.)	842.86
	(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 (Rs. in crores)	3.34
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii) (Rs. in crores)	37.78
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 Company Rohan Builders & Developers Private Limited 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 Golesha and Company
Chartered Accountants
FRN 137163W



Mahendrakumar P Golesha
Proprietor
M No.: 122259



Place : Pune
Date: 2nd November, 2020
UDIN: 20122259AAAAES8226

ANNEXURE A

Statement for calculation of receivables from the sales of the ongoing Project

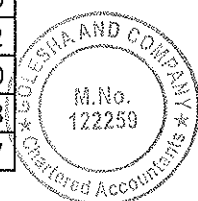
Rohan Leher III

Sold Inventory

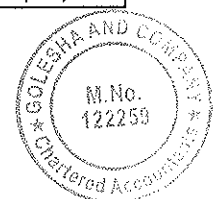
S. N.	Flat No.	Carpet Area (Sq. Mtrs .)	Consideration	Received Amount	Balance Amount
1	107	43.69	55,95,700	35,14,643	20,81,057
2	109	42.45	58,13,500	31,63,231	26,50,269
3	207	43.66	48,58,600	30,43,430	18,15,170
4	312	43.42	47,42,900	29,77,752	17,65,148
5	506	43.95	48,53,700	30,37,266	18,16,434
6	708	42.64	48,16,800	30,13,165	18,03,635
7	809	42.56	47,13,500	29,81,975	17,31,526
8	1203	42.47	48,72,100	31,08,245	17,63,855
9	1209	42.47	48,75,300	30,28,243	18,47,057
10	1212	42.47	48,72,100	30,26,855	18,45,245
11	101	42.36	55,00,700	35,38,437	19,62,263
12	103	42.36	54,54,800	34,10,161	20,44,639
13	104	43.69	49,88,200	29,83,279	20,04,922
14	105	43.69	58,23,700	36,39,813	21,83,887
15	106	43.69	54,88,100	34,51,988	20,36,112
16	110	27.8	36,32,600	23,35,762	12,96,838
17	111	32	30,19,600	19,41,372	10,78,228
18	112	42.36	54,59,600	34,26,701	20,32,899
19	113	42.36	54,59,600	34,16,139	20,43,461
20	201	42.66	46,38,100	28,98,813	17,39,287
21	203	42.55	47,24,600	24,92,088	22,32,512
22	204	43.66	48,58,600	30,42,294	18,16,306
23	205	43.66	48,58,600	30,36,625	18,21,975
24	206	43.66	48,58,600	30,56,241	18,02,359
25	208	42.55	47,24,600	29,52,875	17,71,725
26	210	27.85	31,09,900	20,24,333	10,85,567
27	211	31.75	28,17,400	18,13,887	10,03,513
28	212	42.47	47,24,600	29,52,875	17,71,725
29	213	42.66	47,24,600	29,61,668	17,62,932
30	301	43.42	48,58,700	30,40,494	18,18,206
31	303	43.42	46,99,400	29,37,124	17,62,276
32	304	43.78	48,08,400	30,17,289	17,91,111
33	305	43.78	49,71,700	31,23,797	18,47,903
34	306	43.78	48,06,200	30,03,875	18,02,325
35	307	43.78	48,50,600	30,31,625	18,18,975
36	308	43.42	48,58,700	30,52,575	18,06,125
37	310	29.1	33,82,300	22,23,283	11,59,017
38	313	43.42	47,39,800	10,10,442	37,29,358
39	401	42.66	47,63,800	30,60,994	17,02,806
40	403	42.55	47,24,600	29,52,875	17,71,725
41	404	43.66	48,58,600	30,36,687	18,21,913



S. N.	Flat No.	Carpet Area (Sq. Mtrs .)	Consideration	Received Amount	Balance Amount
42	405	43.66	48,58,900	30,64,462	17,94,438
43	406	43.66	48,58,600	30,36,625	18,21,975
44	407	43.66	48,58,600	30,37,171	18,21,429
45	408	42.55	47,24,600	29,53,207	17,71,393
46	410	27.85	31,09,900	19,99,666	11,10,234
47	412	42.47	47,24,600	29,73,437	17,51,163
48	413	42.66	47,24,600	29,52,875	17,71,725
49	501	42.64	50,97,300	45,46,517	5,50,783
50	503	42.64	49,38,100	30,86,383	18,51,717
51	504	43.95	48,90,100	31,44,712	17,45,388
52	505	43.95	48,08,400	31,25,459	16,82,941
53	507	43.95	47,61,500	29,75,938	17,85,562
54	508	42.64	47,41,500	29,63,438	17,78,062
55	509	42.97	47,42,900	29,67,838	17,75,062
56	510	28.4	30,82,300	19,95,603	10,86,697
57	511	31.74	30,66,100	19,71,503	10,94,597
58	512	42.64	50,97,500	49,02,052	1,95,448
59	513	42.64	46,99,300	30,51,824	16,47,476
60	601	42.47	47,98,400	30,07,733	17,90,667
61	603	42.47	47,98,400	29,99,000	17,99,400
62	604	43.83	49,34,500	30,84,063	18,50,437
63	605	43.83	49,34,600	31,39,071	17,95,529
64	606	43.83	49,10,100	30,68,813	18,41,287
65	607	43.83	49,10,100	30,68,813	18,41,287
66	610	28.09	31,65,000	20,29,620	11,35,380
67	611	31.75	28,67,200	18,49,781	10,17,419
68	612	42.47	47,98,400	29,99,000	17,99,400
69	613	42.47	47,98,400	29,99,307	17,99,093
70	701	42.64	50,17,700	31,36,063	18,81,637
71	703	42.64	48,13,700	30,10,740	18,02,960
72	704	43.95	49,26,500	29,46,045	19,80,455
73	705	43.95	49,10,500	31,57,453	17,53,047
74	706	43.95	49,26,500	30,79,063	18,47,437
75	707	43.95	49,26,500	30,79,306	18,47,194
76	709	42.97	48,13,800	31,31,105	16,82,695
77	710	28.4	34,37,900	22,19,156	12,18,744
78	711	31.74	28,65,500	18,39,969	10,25,531
79	712	42.64	47,25,600	29,53,500	17,72,100
80	713	42.64	51,76,900	49,18,353	2,58,547
81	801	42.56	47,98,400	29,59,078	18,39,322
82	810	27.33	31,65,000	17,18,764	14,46,236
83	811	31.75	28,67,200	18,45,951	10,21,249
84	812	42.56	47,98,400	29,99,000	17,99,400
85	813	42.56	51,15,500	31,97,188	19,18,312
86	903	42.5	48,13,800	30,31,170	17,82,630
87	909	42.12	48,13,800	30,55,472	17,58,328
88	910	27.65	34,37,900	22,41,583	11,96,317



S. N.	Flat No.	Carpet Area (Sq. Mtrs .)	Consideration	Received Amount	Balance Amount
89	911	31.74	28,65,500	18,76,320	9,89,180
90	912	42.61	48,13,800	30,08,625	18,05,175
91	913	42.61	48,13,800	30,09,081	18,04,719
92	1001	42.56	49,22,500	31,65,168	17,57,332
93	1003	42.47	47,98,400	29,99,000	17,99,400
94	1010	27.77	31,65,000	20,35,095	11,29,905
95	1011	31.75	28,17,400	18,03,134	10,14,266
96	1012	42.47	47,98,400	29,99,679	17,98,721
97	1013	42.56	47,98,400	30,03,304	17,95,096
98	1101	42.61	48,58,700	31,24,143	17,34,557
99	1103	42.5	48,13,800	30,08,625	18,05,175
100	1110	27.65	31,37,900	19,48,672	11,89,228
101	1111	31.74	28,15,800	18,28,684	9,87,116
102	1112	42.61	48,13,800	30,06,597	18,07,203
103	1113	42.61	48,13,800	30,08,625	18,05,175
104	1201	42.56	47,82,700	29,92,912	17,89,788
105	1210	27.77	34,65,000	21,64,624	13,00,376
106	1211	31.75	29,16,900	18,66,816	10,50,084
107	1213	42.56	48,32,500	30,00,983	18,31,517
108	1301	42.12	48,02,700	30,03,355	17,99,345
109	1309	42.12	48,87,900	30,51,577	18,36,323
110	1310	27.65	32,49,100	20,90,900	11,58,200
111	1311	31.74	29,15,300	18,74,539	10,40,761
112	1312	42.12	47,98,100	29,70,025	18,28,075
113	1313	42.12	48,87,900	30,54,938	18,32,962
114	1401	42.56	48,72,100	30,54,783	18,17,317
115	1403	42.47	48,72,100	30,45,064	18,27,036
116	1409	42.47	48,72,100	30,59,417	18,12,683
117	1410	27.77	31,99,000	19,99,611	11,99,389
118	1411	31.75	29,16,900	18,66,815	10,50,085
119	1412	42.47	48,72,100	30,61,890	18,10,210
120	1413	42.56	48,72,100	30,45,063	18,27,037
121	1501	42.61	48,88,000	30,55,000	18,33,000
122	1503	42.5	48,58,600	31,28,065	17,30,535
123	1509	42.12	48,87,900	30,54,938	18,32,962
124	1510	27.65	31,93,500	20,54,448	11,39,052
125	1511	31.74	29,15,300	18,74,966	10,40,334
126	1512	42.61	47,98,100	29,70,025	18,28,075
127	1513	42.61	48,87,900	30,68,681	18,19,219
128	1601	42.56	48,72,100	30,50,304	18,21,796
129	1603	42.47	48,72,100	30,73,626	17,98,474
130	1610	27.77	32,20,100	21,02,766	11,17,335
131	1611	31.75	29,16,900	18,70,712	10,46,188
132	1612	42.47	48,72,100	30,70,500	18,01,600
133	1613	42.56	48,72,100	32,03,465	16,68,635
134	102	42.36	57,40,400	35,87,956	21,52,444
135	411	31.75	30,20,500	18,88,425	11,32,075



S. N.	Flat No.	Carpet Area (Sq. Mtrs .)	Consideration	Received Amount	Balance Amount
136	609	42.83	48,01,500	30,05,524	17,95,976
137	1609	42.47	49,45,800	31,10,701	18,35,099
138	108	42.36	54,58,400	34,26,133	20,32,267
139	608	42.47	48,01,500	30,01,248	18,00,252
140	804	50.90	53,07,000	33,16,781	19,90,219
141	805	50.90	50,07,000	31,47,876	18,59,124
142	806	50.90	53,07,000	33,25,856	19,81,144
143	807	50.90	52,66,100	33,04,373	19,61,727
144	808	49.55	48,20,800	30,13,000	18,07,800
145	904	51.03	52,98,300	33,11,438	19,86,862
146	905	51.03	49,02,300	30,64,317	18,37,983
147	906	51.03	53,02,000	33,13,750	19,88,250
148	907	51.03	49,98,300	31,37,823	18,60,477
149	908	49.70	51,25,100	32,03,553	19,21,547
150	1004	50.90	53,07,000	32,95,756	20,11,244
151	1005	50.90	52,25,200	33,75,492	18,49,708
152	1006	50.90	49,08,900	30,68,063	18,40,837
153	1008	49.55	48,60,500	30,37,812	18,22,688
154	1104	51.03	48,88,900	29,09,207	19,79,693
155	1105	51.03	49,20,300	30,75,188	18,45,112
156	1106	51.03	49,98,300	31,24,611	18,73,689
157	1107	51.03	52,03,900	32,96,729	19,07,171
158	1108	49.70	48,76,900	30,48,172	18,28,728
159	1204	50.90	53,88,800	33,74,288	20,14,512
160	1205	50.90	53,88,800	33,68,000	20,20,800
161	1206	50.90	53,40,300	33,37,687	20,02,613
162	1207	50.90	53,40,300	33,16,326	20,23,974
163	1304	51.03	53,03,200	33,14,500	19,88,700
164	1305	51.03	49,80,300	31,13,197	18,67,103
165	1306	51.03	53,83,600	33,64,749	20,18,851
166	1307	51.03	53,01,900	33,13,687	19,88,213
167	1308	49.70	49,58,900	92,474	48,66,426
168	1404	50.90	49,89,000	31,18,124	18,70,876
169	1405	50.90	52,89,000	33,05,625	19,83,375
170	1406	50.90	52,89,000	33,05,624	19,83,376
171	1504	51.03	49,84,000	31,15,000	18,69,000
172	1505	51.03	53,83,700	34,05,607	19,78,093
173	1506	51.03	50,83,700	1,85,186	48,98,514
174	1507	51.03	53,01,500	33,13,437	19,88,063
175	1605	50.90	53,88,800	33,69,336	20,19,464
176	1009	42.47	50,70,900	31,69,313	19,01,587
177	1109	42.12	50,81,600	31,76,000	19,05,600
178	901	42.61	50,99,100	31,86,938	19,12,162
179	1007	50.90	52,25,200	3,03,063	49,22,137
180	1208	49.55	51,52,600	1,85,186	49,67,414
181	1407	50.90	53,07,000	33,16,874	19,90,126
182	1408	49.55	52,39,900	1,85,186	50,54,714



S. N.	Flat No.	Carpet Area (Sq. Mtrs .)	Consideration	Received Amount	Balance Amount
183	1508	49.70	51,76,900	32,35,562	19,41,338
184	1604	50.90	52,90,700	5,81,982	47,08,718
185	1606	50.90	50,88,800	8,94,364	41,94,436
186	1607	50.90	52,90,700	1,85,186	51,05,514
	Total	7,913.69	86,87,80,800	52,44,01,925	34,43,78,875

(Signature)



Unsold Inventory Valuation

Ready Recknor Base Rate as on the date of certificate of
" Rohan Leher III" Rs. 53200/- Per Sq. Mtr.

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Recknor Rate (ASR) & Valuation
1	1608	49.55	43,78,711
	Sub Total	49.55	43,78,711

Valuation of unit to be handed over to MHADA

Ready Recknor Base Rate of construction cost as on the date of certificate of
" Rohan Leher III" Rs. 24200/- Per Sq. Mtr.

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Recknor Rate (ASR) & Valuation
1	202	42.56	16,08,816
2	209	42.34	15,48,316
3	302	42.34	15,53,059
4	309	42.5	15,53,059
5	311	29.27	10,06,333
6	402	42.56	15,48,316
7	409	42.34	15,48,316
8	502	42.34	15,53,059
9	602	42.56	15,48,316
10	702	42.34	15,53,059
11	802	42.56	15,48,316
12	902	42.34	15,53,059
13	1002	42.56	15,48,316
14	1102	42.34	15,53,059
15	1202	42.56	15,48,316
16	1302	42.34	15,53,059
17	1402	42.56	15,48,316
18	1502	42.34	15,53,059
19	1602	42.56	15,48,316
	Sub Total	793.31	2,89,74,465
	Grand Total	842.86	3,33,53,176

(Signature)



