

Sept 2017

ABHIJIT S. GAIKWAD & Co.
CHARTERED ACCOUNTANTS

86, 2nd Flr, Vijayanagar Bldg, M.C Jawale Rd, Opp Dadar Rly Stn, Dadar (W),
Mumbai 400 028 ☐24363684/ 09833777959

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Cost of Real Estate Project MahaRERA Registration Number P51700002749

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
(1)	(2)	(3)	
1. 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.	3,80,80,000	3,80,80,000
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.	45,00,000	35,40,600
c.	Acquisition cost of TDR (if any)	2,55,00,000	84,32,575
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	28,00,000	21,64,300
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		N.A
f.	Under Rehabilitation Scheme:		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.		N.A
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.		N.A

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, N.A
- (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. N.A

Sub-Total of LAND COST 7,08,80,000 5,22,17,475



For Ashutosh S. Gaikwad & Co.
Chartered Accountants

Ashutosh S. Gaikwad
ASHUTOSH S. GAIKWAD
PROPRIETOR
24/10/2017

(1) (2) (3)

ii. Development Cost/ Cost of Construction :

a. (i) Estimated Cost of Construction as certified by Engineer. 21,84,71,795 4,92,19,819

(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. 3,99,28,124

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 5,05,00,000 45,64,492

(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 mainten-ance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.

b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. 2,00,00,000 34,11,898

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 ;

Sub-Total of Development Cost 28,89,71,795 4,79,04,514



2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	35,98,51,795
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	10,01,21,989
4.	% completion of Construction Work (as per Project Architect's Certificate)	35%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	28%
6.	Amount Which can be withdrawn from the Designated Account.	
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	10,07,58,503
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	3,68,64,903

(1)	(2)	(3)
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	6,38,93,600
	This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.	



For ABHIJIT S. GAIKWAD & CO.
CHARTERED ACCOUNTANTS

Abhijit S. Gaikwad
ABHIJIT S. GAIKWAD
PROPRIETOR

Signature of Chartered Accountant
(Membership Number - 107525)

24/10/2017

Name: CA Abhijit S Gaikwad

(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)	25,97,29,806
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)	5,90,65,777
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	4,094.32 sq m
	(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	15,62,98,994
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	21,53,64,771
5.	Amount to be deposited in Designated Account – 70% or 100%	21,53,64,771
	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	100%

This certificate is being issued for RERA compliance for the **HAWARE GROUP**
[Mr Pravin Haware] and is based on the records and documents produced before me and
explanations provided to me by the management of the Company.



For ABHIJIT S. GAIKWAD & CO.
CHARTERED ACCOUNTANTS

Yours Faithfully,

(Signature)

Signature of Chartered Accountant,
(Membership Number - 107525)

24/10/2017

Name: CA Abhijit S Gaikwad



Sold Inventory

Sr.No	Flat No	Carpet Area (Sq m)	Unit Consideration as per Agreement/ letter of Allotment	Received Amount	Balance Receivable
1	G-05	10.21	2950000	1251000	1699000
2	G-06	17.19	2257000	200000	2057000
3	G-12	17.19	1500000	1150000	350000
4	A-201	27.93	2037559	489559	1548000
5	A-202	27.93	2342423	1748314	594109
6	A-203	28.77	2399200	51000	2348200
7	A-204	28.77	2438650	2106362	332288
8	A-205	27.93	2399200	251000	2148200
9	A-302	27.93	1431000	1182000	249000
10	A-305	27.93	2101385	1519924	581461
11	A-402	27.93	2152989	651000	1501989
12	A-405	27.93	2017189	51000	1966189
13	A-501	27.93	2105500	1852840	252660
14	A-502	27.93	2091200	1701200	390000
15	A-503	28.77	2091200	1909120	182080
16	A-505	27.93	2189840	1955913	233927
17	A-602	27.93	2108175	701000	1407175
18	A-603	28.77	2108175	716000	1392175
19	A-605	27.93	2152989	1351000	801989
1	B-101	26.72	1481950	151000	1330950
2	B-206	21.24	1422000	725220	696780
3	B-306	18.56	1274259	11000	1263259
4	B-403	27.02	1849526	111000	1738526
5	B-406	21.24	1455600	756912	698688
6	B-504	41.60	2859550	451000	2408550
46	B-506	18.56	1073850	151000	922850
7	B-606	21.24	1377200	21000	1356200
1	CG-01	24.85	1700000	190535	1509465
2	CG-03	25.36	1771377	921116	850261
3	CG-04	24.22	1645300	131000	1514300
4	C-103	27.64	1974726	1054531	920195
5	C-201	27.53	1931600	301000	1630600
6	C-203	27.73	1955946	782378	1173568
7	C-204	27.80	2002204	1281410	720794
8	C-205	28.07	1712183	977999	734184
9	C-206	26.91	1928880	964440	964440
10	C-302	27.64	1967840	251000	1716840
11	C-304	27.78	2043131	401000	1642131
12	C-401	27.53	1760000	718200	1041800
13	C-403	27.73	1999766	361000	1638766
14	C-404	27.80	1995175	206000	1789175
15	C-406	26.91	1777488	277500	1499988
41	C-502	27.64	1880200	51000	1829200
16	C-504	27.78	1888650	201000	1687650
17	C-506	26.81	2129861	911000	1218861
18	C-603	27.73	1999766	201000	1798766
19	C-606	26.91	1777488	51000	1726488
20	C-705	27.95	1845100	838040	1007060



For ABHIJIT S. GAIKWAD & CO.
CHARTERED ACCOUNTANTS

Abhijit S. Gaikwad
ABHIJIT S. GAIKWAD
PROPRIETOR

For Haware Group

Authorised Signatory
Authorised Signatory





Unsold Inventory Valuation			
Sr. No.	Flat No.	Carpet Area (Sq m)	Unit Consideration As per RR
1	G-01	17.19	1089158
2	G-02	10.21	646906
3	G-03	16.63	1053677
4	G-04	16.63	878064
5	G-07	17.19	907632
6	G-08	10.21	539088
7	G-09	16.63	878064
8	G-10	16.63	878064
9	G-11	10.21	539088
10	G-13	15.52	819456
11	G-14	17.62	930336
12	G-15	17.62	930336
13	G-16	15.52	819456
14	F-01	17.32	769008
15	F-02	19.64	872016
16	F-03	19.64	872016
17	F-04	17.32	769008
18	F-05	17.32	769008
19	F-06	19.64	872016
20	F-07	19.64	872016
21	F-08	17.32	769008
22	F-09	11.92	529248
23	F-10	13.57	602508
24	F-11	15.64	694416
25	F-12	13.57	602508
26	F-13	11.92	529248
27	A-206	27.93	1030617
28	A-207	28.77	1061613
29	A-301	27.93	1030617
30	A-303	28.77	1061613
30	A-304	28.77	1061613
31	A-306	27.93	1030617
32	A-307	28.77	1061613
33	A-401	27.93	1030617
34	A-403	28.77	1061613
35	A-404	28.77	1061613
36	A-406	27.93	1030617
37	A-407	28.77	1061613
38	A-504	28.77	1061613
39	A-506	27.93	1030617
40	A-507	28.77	1061613
41	A-601	27.93	1030617
42	A-604	28.77	1061613
43	A-606	27.93	1030617
44	A-607	28.77	1061613
45	A-701	27.93	1030617
46	A-702	27.93	1030617
47	A-703	28.77	1061613
48	A-704	28.77	1061613
49	A-705	27.93	1030617
50	A-706	27.93	1030617
51	A-707	28.77	1061613

Unsold Inventory Valuation			
Sr. No.	Flat No.	Carpet Area (Sq m)	Unit Consideration As per RR
1	BG-01	26.72	985968
2	BG-02	26.72	985968
3	BG-03	41.31	1524339
4	BG-04	25.36	935784
5	B-102	26.72	985968
6	B-103	27.68	1021392
7	B-104	41.60	1535040
8	B-105	27.97	1032093
9	B-106	18.56	684864
10	B-201	41.72	1539468
11	B-202	41.09	1516221
12	B-203	27.02	997038
13	B-204	41.38	1526922
14	B-205	28.06	1035414
15	B-301	41.67	1537623
16	B-302	41.67	1537623
17	B-303	27.68	1021392
18	B-304	41.6	1535040
19	B-305	27.97	1032093
20	B-401	41.72	1539468
21	B-402	41.09	1516221
22	B-404	41.38	1526922
23	B-405	28.06	1035414
24	B-501	41.67	1537623
25	B-502	41.67	1537623
26	B-503	27.68	1021392
27	B-505	27.97	1032093
1	B-601	41.72	1539468
2	B-602	41.09	1516221
3	B-603	27.02	997038
4	B-604	41.38	1526922
5	B-605	28.06	1035414
6	B-701	41.67	1537623
7	B-702	41.67	1537623
8	B-703	27.68	1021392
9	B-704	41.6	1535040
10	B-705	27.97	1032093
11	B-706	18.56	684864
1	CG-02	27.64	1019916
2	C-101	27.44	1012536
3	C-102	27.64	1019916
4	C-104	27.78	1025082
5	C-105	27.95	1031355
6	C-106	26.81	989289
7	C-202	27.73	1023237
8	C-301	27.44	1012536
9	C-303	27.64	1019916
10	C-305	27.95	1031355
11	C-306	26.81	989289
12	C-402	27.73	1023237
13	C-405	28.07	1035783
14	C-501	27.44	1012536

Unsold Inventory Valuation			
Sr. No.	Flat No.	Carpet Area (Sq m)	Unit Consideration As per RR
1	C-503	27.64	1019916
2	C-505	27.95	1031355
3	C-601	27.53	1015857
4	C-602	27.73	1023237
5	C-604	27.80	1025820
6	C-605	28.07	1035783
7	C-701	27.44	1012536
8	C-702	27.64	1019916
9	C-703	27.64	1019916
10	C-704	27.78	1025082
11	C-706	26.81	989289
1	DG-01	27.85	1027665
2	DG-02	24.83	916227
3	DG-03	24.22	893718
4	DG-04	25.37	936153
5	D-101	27.65	1020285
6	D-102	27.65	1020285
7	D-103	27.44	1012536
8	D-104	26.82	989658
9	D-105	27.96	1031724
10	D-106	27.81	1026189
11	D-201	28.19	1040211
12	D-202	28.19	1040211
13	D-203	27.93	1030617
14	D-204	26.9	992610
15	D-205	28.1	1036890
16	D-206	28.22	1041318
1	EG-01	25.38	936522
2	EG-02	41.21	1520649
3	EG-03	26.72	985968
4	EG-04	26.72	985968
5	E-101	18.96	699624
6	E-102	28.16	1039104
7	E-103	44.5	1642050
8	E-104	43.58	1608102
9	E-105	26.72	985968
10	E-106	26.72	985968
11	E-201	22.1	815490
12	E-202	28.11	1037259
13	E-203	43.58	1608102
14	E-204	40.5	1494450
15	E-205	41.57	1533933
16	E-206	42.19	1556811

For Haware Group

Authorised Signatory



FOR ABHIJIT S. GAIKWAD & CO
CHARTERED ACCOUNTANTS

Abhijit S. Gaikwad
ABHIJIT S. GAIKWAD
PROPRIETOR





Sold Inventory Wing -A					
Sr. No	Flat No	Carpet Area (Sq m)	Unit Consideration as per Agreement/ letter of Allotment	Received Amount	Balance Receivable
1	G-05	10.21	2950000	1251000	1699000
2	G-06	17.19	2257000	200000	2057000
3	G-12	17.19	1500000	1150000	350000
4	A-201	27.93	2037559	489559	1548000
5	A-202	27.93	2342423	1748314	594109
6	A-203	28.77	2399200	51000	2348200
7	A-204	28.77	2438650	2106362	332288
8	A-205	27.93	2399200	251000	2148200
9	A-302	27.93	1431000	1182000	249000
10	A-305	27.93	2101385	1519924	581461
11	A-402	27.93	2152989	651000	1501989
12	A-405	27.93	2017189	51000	1966189
13	A-501	27.93	2105500	1852840	252660
14	A-502	27.93	2091200	1701200	390000
15	A-503	28.77	2091200	1909120	182080
16	A-505	27.93	2189840	1955913	233927
17	A-602	27.93	2108175	701000	1407175
18	A-603	28.77	2108175	716000	1392175
19	A-605	27.93	2152989	1351000	801989
			40873674	20838232	20035442

Unsold Inventory Valuation Wing -A			
Sr. No.	Flat No.	Carpet Area (Sq m)	Unit Consideration As per RR
1	G-01	17.19	1089158
2	G-02	10.21	646906
3	G-03	16.63	1053677
4	G-04	16.63	878064
5	G-07	17.19	907632
6	G-08	10.21	539088
7	G-09	16.63	878064
8	G-10	16.63	878064
9	G-11	10.21	539088
10	G-13	15.52	819456
11	G-14	17.62	930336
12	G-15	17.62	930336
13	G-16	15.52	819456
14	F-01	17.32	769008
15	F-02	19.64	872016
16	F-03	19.64	872016
17	F-04	17.32	769008
18	F-05	17.32	769008
19	F-06	19.64	872016
20	F-07	19.64	872016
21	F-08	17.32	769008
22	F-09	11.92	529248
23	F-10	13.57	602508
24	F-11	15.64	694416
25	F-12	13.57	602508
26	F-13	11.92	529248
27	A-206	27.93	1030617
28	A-207	28.77	1061613
29	A-301	27.93	1030617
30	A-303	28.77	1061613
30	A-304	28.77	1061613
31	A-306	27.93	1030617
32	A-307	28.77	1061613
33	A-401	27.93	1030617
34	A-403	28.77	1061613
35	A-404	28.77	1061613
36	A-406	27.93	1030617
37	A-407	28.77	1061613
38	A-504	28.77	1061613
39	A-506	27.93	1030617
40	A-507	28.77	1061613
41	A-601	27.93	1030617
42	A-604	28.77	1061613
43	A-606	27.93	1030617
44	A-607	28.77	1061613
45	A-701	27.93	1030617
46	A-702	27.93	1030617
47	A-703	28.77	1061613
48	A-704	28.77	1061613
49	A-705	27.93	1030617
50	A-706	27.93	1030617
51	A-707	28.77	1061613
			47661335



For Haware Group

Authorised Signatory



Sold Inventory Wing -B						Unsold Inventory Valuation Wing-B			
Sr. No	Flat No	Carpet Area (Sq m)	Unit Consideration as per Agreement/ letter of Allotment	Received Amount	Balance Receivable	Sr. No.	Flat No.	Carpet Area (Sq m)	Unit Consideration As per RR
1	B-101	26.72	1481950	151000	1330950	1	BG-01	26.72	985968
2	B-206	21.24	1422000	725220	696780	2	BG-02	26.72	985968
3	B-306	18.56	1274259	11000	1263259	3	BG-03	41.31	1524339
4	B-403	27.02	1849526	111000	1738526	4	BG-04	25.36	935784
5	B-406	21.24	1455600	756912	698688	5	B-102	26.72	985968
6	B-504	41.60	2859550	451000	2408550	6	B-103	27.68	1021392
28	B-506	18.56	1073850	151000	922850	7	B-104	41.60	1535040
7	B-606	21.24	1377200	21000	1356200	8	B-105	27.97	1032093
			12793935	2378132	10415803	9	B-106	18.56	684864
						10	B-201	41.72	1539468
						11	B-202	41.09	1516221
						12	B-203	27.02	997038
						13	B-204	41.38	1526922
						14	B-205	28.06	1035414
						15	B-301	41.67	1537623
						16	B-302	41.67	1537623
						17	B-303	27.68	1021392
						18	B-304	41.6	1535040
						19	B-305	27.97	1032093
						20	B-401	41.72	1539468
						21	B-402	41.09	1516221
						22	B-404	41.38	1526922
						23	B-405	28.06	1035414
						24	B-501	41.67	1537623
						25	B-502	41.67	1537623
						26	B-503	27.68	1021392
						27	B-505	27.97	1032093
						29	B-601	41.72	1539468
						30	B-602	41.09	1516221
						31	B-603	27.02	997038
						32	B-604	41.38	1526922
						33	B-605	28.06	1035414
						34	B-701	41.67	1537623
						35	B-702	41.67	1537623
						36	B-703	27.68	1021392
						37	B-704	41.6	1535040
						38	B-705	27.97	1032093
						39	B-706	18.56	684864
									47680704
			25587870	4756264	20831606				



Sold Inventory Wing -C

Sr.No	Flat No	Carpet Area (Sq m)	Unit Consideration as per Agreement/ letter of Allotment	Received Amount	Balance Receivable
1	CG-01	24.85	1700000	190535	1509465
2	CG-03	25.36	1771377	921116	850261
3	CG-04	24.22	1645300	131000	1514300
4	C-103	27.64	1974726	1054531	920195
5	C-201	27.53	1931600	301000	1630600
6	C-203	27.73	1955946	782378	1173568
7	C-204	27.80	2002204	1281410	720794
8	C-205	28.07	1712183	977999	734184
9	C-206	26.91	1928880	964440	964440
10	C-302	27.64	1967840	251000	1716840
11	C-304	27.78	2043131	401000	1642131
12	C-401	27.53	1760000	718200	1041800
13	C-403	27.73	1999766	361000	1638766
14	C-404	27.80	1995175	206000	1789175
15	C-406	26.91	1777488	277500	1499988
15	C-502	27.64	1880200	51000	1829200
16	C-504	27.78	1888650	201000	1687650
17	C-506	26.81	2129861	911000	1218861
18	C-603	27.73	1999766	201000	1798766
19	C-606	26.91	1777488	51000	1726488
20	C-705	27.95	1845100	838040	1007060
			39686681	11072149	28614532

Unsold Inventory Valuation Wing -C

Sr.No.	Flat No.	Carpet Area (Sq m)	Unit Consideration As per RR
1	CG-02	27.64	1019916
2	C-101	27.44	1012536
3	C-102	27.64	1019916
4	C-104	27.78	1025082
5	C-105	27.95	1031355
6	C-106	26.81	989289
7	C-202	27.73	1023237
8	C-301	27.44	1012536
9	C-303	27.64	1019916
10	C-305	27.95	1031355
11	C-306	26.81	989289
12	C-402	27.73	1023237
13	C-405	28.07	1035783
14	C-501	27.44	1012536
16	C-503	27.64	1019916
17	C-505	27.95	1031355
18	C-601	27.53	1015857
19	C-602	27.73	1023237
20	C-604	27.80	1025820
21	C-605	28.07	1035783
22	C-701	27.44	1012536
23	C-702	27.64	1019916
24	C-703	27.64	1019916
25	C-704	27.78	1025082
26	C-706	26.81	989289
			25464690



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Unsold Inventory Valuation Wing -D			
Sr. No.	Flat No.	Carpet Area (Sq m)	Unit Consideration As per RR
1	DG-01	27.85	1027665
2	DG-02	24.83	916227
3	DG-03	24.22	893718
4	DG-04	25.37	936153
5	D-101	27.65	1020285
6	D-102	27.65	1020285
7	D-103	27.44	1012536
8	D-104	26.82	989658
9	D-105	27.96	1031724
10	D-106	27.81	1026189
11	D-201	28.19	1040211
12	D-202	28.19	1040211
13	D-203	27.93	1030617
14	D-204	26.9	992610
15	D-205	28.1	1036890
16	D-206	28.22	1041318
			16056297



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Unsold Inventory Valuation Wing -E			
Sr. No.	Flat No.	Carpet Area (Sq m)	Unit Consideration As per RR
1	EG-01	25.38	936522
2	EG-02	41.21	1520649
3	EG-03	26.72	985968
4	EG-04	26.72	985968
5	E-101	18.96	699624
6	E-102	28.16	1039104
7	E-103	44.5	1642050
8	E-104	43.58	1608102
9	E-105	26.72	985968
10	E-106	26.72	985968
11	E-201	22.1	815490
12	E-202	28.11	1037259
13	E-203	43.58	1608102
14	E-204	40.5	1494450
15	E-205	41.57	1533933
16	E-206	42.19	1556811
			19435968



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