

/10, 1ST Floor, Ram Nam Mansion,
Cinema Lane, Dhobi Talao,
Mumbai - 400 020
+91 22 22033116

1249/1250, Good luck Chowk, telephone: +91(20) 25531717,
Above Lifestyle, Deccan, facsimile: +91(20) 25531718,
Pune - 411 004 mail:dudhediaco@yahoo.com

V. A. Dudhedia & Co.

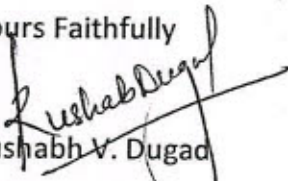
Chartered Accountants

To,
Mukund Deshpande ,
Partner,
New Front Housing.
Pune.

Subject : Subsequent Withdrawal Of Money

This certificate is being issued for RERA compliance for **New Front Housing** and is based on the records and documents produced before us and explanations provided to us by the management of the Firm.

Yours Faithfully


Rushabh V. Dugad

Membership No. 143731

Date : 16/11/2018



Encl :

- 1. Form 3**
- 2. Annexures**

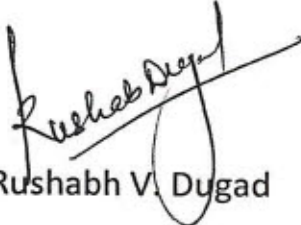


(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

SN	Particulars	Amount
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)	-
2	Balance amount of receivables from sold apartments per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	42604070
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (sq.mt.) (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	7499.90 356995577.85
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	399599647.85
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	

This certificate is being issued for RERA compliance for the **New Front Housing** and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

Yours Faithfully ,


Rushabh V. Dugad

Membership No. 143731

Date : 16/11/2018



FORM-3
CHARTERED ACCOUNTANT'S CERTIFICATE

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

Cost of Real Project MahaRERA Registration Number

Sr.No		Particulars	Amount Rs	
			Estimated	Incurred
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.	14,616,643.25	14,616,643.25
	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)	4,080,000.00	4,080,000.00
	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	10,027,774.55	10,027,774.55
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-	-
	f.	Under Rehabilitation Scheme		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	-	-
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified	-	-
		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	-	-
	(iv)	(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	-	-
		Sub-Total of LAND COST	28,724,417.79	28,724,417.79
	ii.	Development Cost/ Cost of Construction		
	a	(i) Estimated Cost of Construction as certified by Engineer.	331,988,964.00	92,483,000.00
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		93,119,580.58
		Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		92,483,000.00
	(iii)	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	53,114,000.00	26,133,238.91
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority	52,123,590.43	49,623,590.43
	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.(Total loan 13.85 crore)	65,363,000.00	36,346,538.67
		Sub-Total of Development Cost	502,589,554.43	204,586,368.01
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	531,313,972.22	
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		233,310,785.80
4		% completion of Construction Work % (as per Project Architect's Certificate)		
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		43.91%
6		Amount Which can be withdrawn from the Designated Account		
		Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		233,310,785.80
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		24,624,926.00
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		208,685,859.80
		This certificate is being issued for RERA compliance for the NEW FRONT HOUSING and is based on the records and documents produced before me and explanations provided to me by the management of the Company.		

Yours Faithfully,

C.A. Rushabh V. Dugad
Membership No. 143731
Date : 16/11/2018



Annexure A
Statement for calculation of Receivables from
the Sales of Ongoing Real Estate Project.

Sold Inventory

Sr. no	Flat No.	Carpet Area (in sq.mts)	Unit consideration as per agreement/Letter of Allotment	Received Amount	Balance Receivable
1	202	76.55	44132.40	1953126	1425274
2	207	57.79	42098.00	1554799	877843
3	210	73.93	44132.41	1805428	1457455
4	211	60.01	38157.21	1259501	1030499
5	309	76.55	44132.40	2195961	1182439
6	311	60.01	42765.37	1668262	898296
7	312	53.05	44132.40	89286	2251814
8	313	56.02	44132.40	892858	1579442
9	402	76.51	38773.93	1091071	1875329
10	407	57.79	37555.60	0	2170158
11	409	76.55	40247.43	1772412	1308588
12	410	73.93	44132.41	1372497	1890386
13	411	60.01	43400.45	0	2604672
14	415	70.33	44132.40	1396666	1707034
15	509	76.55	42259.15	1184732	2050268
16	512	53.05	40171.78	1038735	1092265
17	609	76.51	48362.84	714286	2985714
18	610	73.93	46041.10	906608	2497392
19	710	73.95	44132.40	1442261	1821339
20	711	60.01	43056.00	1163010	1420990
21	713	56.02	44132.40	1112535	1359765
22	805	75.25	47361.60	5446	3558554
23	806	75.25	47361.60	5446	3558554
TOTAL				24624926	42604070

(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of certificate of
the Residential/commercial premises Rs. 47600/- Per sq.m.

Sr. no	Flat No.	Carpet Area (in sq.mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
1.00	101.00	73.95	3,520,029.73
2.00	102.00	76.55	3,643,849.87
3.00	103.00	74.23	3,533,296.17
4.00	104.00	57.79	2,750,575.99
5.00	105.00	75.25	3,581,939.80
6.00	106.00	75.25	3,581,939.80
7.00	107.00	57.79	2,750,575.99
8.00	108.00	74.23	3,533,296.17
9.00	109.00	76.55	3,643,849.87
10.00	110.00	73.95	3,520,029.73
11.00	111.00	60.01	2,856,707.54
12.00	112.00	53.05	2,525,046.45
13.00	113.00	56.02	2,666,555.18
14.00	114.00	54.16	2,578,112.23
15.00	115.00	70.33	3,347,565.96
16.00	116.00	70.33	3,347,565.96
17.00	117.00	54.16	2,578,112.23
18.00	118.00	56.02	2,666,555.18
19.00	119.00	53.05	2,525,046.45
20.00	120.00	60.01	2,856,707.54
21.00	204.00	57.79	2,750,575.99
22.00	205.00	75.25	3,581,939.80
23.00	206.00	75.25	3,581,939.80
24.00	209.00	76.55	3,643,849.87
25.00	213.00	56.02	2,666,555.18
26.00	215.00	54.16	2,578,112.23
27.00	215.00	70.33	3,347,565.96
28.00	216.00	70.33	3,347,565.96
29.00	217.00	54.16	2,578,112.23
30.00	218.00	56.02	2,666,555.18
31.00	219.00	53.05	2,525,046.45
32.00	302.00	76.55	3,643,849.87
33.00	304.00	57.79	2,750,575.99
34.00	305.00	75.25	3,581,939.80
35.00	307.00	57.79	2,750,575.99
36.00	308.00	74.23	3,533,296.17
37.00	309.00	76.55	3,643,849.87
38.00	310.00	73.95	3,520,029.73
39.00	313.00	56.02	2,666,555.18
40.00	314.00	54.16	2,578,112.23
41.00	315.00	70.33	3,347,565.96
42.00	316.00	70.33	3,347,565.96
43.00	317.00	54.16	2,578,112.23
44.00	318.00	56.02	2,666,555.18
45.00	404.00	57.79	2,750,575.99
46.00	406.00	75.25	3,581,939.80
47.00	408.00	74.23	3,533,296.17
48.00	413.00	56.02	2,666,555.18
49.00	414.00	54.16	2,578,112.23
50.00	416.00	70.33	3,347,565.96
51.00	418.00	56.02	2,666,555.18
52.00	502.00	76.55	3,643,849.87
53.00	504.00	57.79	2,750,575.99
54.00	505.00	75.25	3,581,939.80
55.00	513.00	56.02	2,666,555.18
56.00	514.00	54.16	2,578,112.23
57.00	515.00	70.33	3,347,565.96



58.00	516.00	70.33	3,347,565.96
59.00	517.00	54.16	2,578,112.23
60.00	518.00	56.02	2,666,555.18
61.00	601.00	73.95	3,520,029.73
62.00	602.00	76.55	3,643,849.87
63.00	604.00	57.79	2,750,575.99
64.00	606.00	75.25	3,581,939.80
65.00	611.00	60.01	2,856,707.54
66.00	613.00	56.02	2,666,555.18
67.00	614.00	54.16	2,578,112.23
68.00	615.00	70.33	3,347,565.96
69.00	616.00	70.33	3,347,565.96
70.00	617.00	54.16	2,578,112.23
71.00	618.00	56.02	2,666,555.18
72.00	703.00	74.23	3,533,296.17
73.00	704.00	57.79	2,750,575.99
74.00	707.00	57.79	2,750,575.99
75.00	709.00	76.55	3,643,849.87
76.00	715.00	70.33	3,347,565.96
77.00	716.00	70.33	3,347,565.96
78.00	717.00	54.16	2,578,112.23
79.00	718.00	56.02	2,666,555.18
80.00	802.00	76.55	3,643,849.87
81.00	813.00	56.02	2,666,555.18
82.00	814.00	54.16	2,578,112.23
83.00	815.00	70.33	3,347,565.96
84.00	816.00	70.33	3,347,565.96
85.00	817.00	54.16	2,578,112.23
86.00	818.00	56.02	2,666,555.18
87.00	902.00	76.55	3,643,849.87
88.00	905.00	75.25	3,581,939.80
89.00	907.00	57.79	2,750,575.99
90.00	908.00	74.23	3,533,296.17
91.00	909.00	76.55	3,643,849.87
92.00	912.00	53.05	2,525,046.45
93.00	913.00	56.02	2,666,555.18
94.00	914.00	54.16	2,578,112.23
95.00	917.00	54.16	2,578,112.23
96.00	918.00	56.02	2,666,555.18
97.00	920.00	60.01	2,856,707.54
98.00	1,004.00	57.79	2,750,575.99
99.00	1,005.00	75.25	3,581,939.80
100.00	1,006.00	75.25	3,581,939.80
101.00	1,007.00	57.79	2,750,575.99
102.00	1,009.00	76.55	3,643,849.87
103.00	1,012.00	53.05	2,525,046.45
104.00	1,013.00	56.02	2,666,555.18
105.00	1,015.00	70.33	3,347,565.96
106.00	1,016.00	70.33	3,347,565.96
107.00	1,018.00	56.02	2,666,555.18
108.00	1,102.00	76.55	3,643,849.87
109.00	1,103.00	74.23	3,533,296.17
110.00	1,104.00	57.79	2,750,575.99
111.00	1,105.00	75.25	3,581,939.80
112.00	1,107.00	57.79	2,750,575.99
113.00	1,113.00	56.02	2,666,555.18
114.00	1,114.00	54.16	2,578,112.23
115.00	1,116.00	70.33	3,347,565.96
116.00	1,117.00	54.16	2,578,112.23
117.00	1,119.00	53.05	2,525,046.45
TOTAL			356,995,577.85

