GMJ & Co
Chartered Accountants
3rd & 4th Floor, Vaastu Darshan,
'B'wing, Above Central Bank of India,
Azad Road, Andheri (East),
Mumbai - 400 069.
Tel. : 022- 6191 9293 / 222 /200
Fax : 022- 2684 2221 / 6191 9256
E-mail : admin@gmj.co.in
info@gmj.co.in

Certificate No.: S-12/2019/06

Wadhwa Construction and Infrastructure Pvt Ltd
301, Platina, 3rd floor, 'G' Block, BKC,
Bandra - East, Mumbai - 400098

Project Name : Wise City, South Block Phase I, Plot R20 Building 1 Wing A1

FORM-3 [see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Sr. No.			Particulars	Amount (Rs.)	
				Estimated	Incurred As on 30-06-19
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	26,73,00,820	8,47,94,382
	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	1,25,80,396	25,28,718
	c.		Acquisition cost of TDR (if any)	NA	NA
	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	25,00,000	1,12,496
	f.		Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
	g.		Under Rehabilitation scheme:		
		(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
		(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA
			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.	NA	NA
		(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.	NA	NA
			Sub-Total of LAND COST	**28,23,81,216**	**8,74,35,596**
2	ii.		**Development Cost/ Cost of Construction :**		
		a	(i) Estimated Cost of Construction as certified by Engineer	46,20,98,822	
			(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)		3,88,92,282
			(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 registered.	4,48,82,067	3,02,68,529
		b.	Payment of Taxes, cess, fees, charges,premiums, interest etc to any statutory Authority.	5,99,11,221	63,31,788
		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 ;	14,11,32,782	43,37,792
			Sub-Total of DEVELOPMENT COST	**70,80,24,893**	**7,98,30,390**

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

City Office : 38-B, Onlooker Building, 5th Flr. Sir P.M. Road, Fort, Mumbai- 400 001. Tel. : 2267 2778 / 6635 2778 Fax: 2267 2778

2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	99,12,06,108
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	16,72,65,987
4	Proportion of the Cost incurred on Land Cost and ________% Construction Cost to the Total Estimated Cost. (3/2 %)	17%
5	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	16,72,65,987
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	11,59,41,589
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	5,13,24,398

This certificate is being issued for RERA compliance for the Company **Wadhwa Construction and Infrastructure Pvt Ltd** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
Signature of Chartered Accountant
For GMJ & Co.
Chartered Accountants
FRN : 103429W

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

CA Sanjeev Maheshwari
Partner
M.No. : 038755
UDIN: 190387 55AAAA KS1949

Place : Mumbai
Date : 18/12/2019

(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)	82,39,40,122	
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)	42,89,58,820	
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	6,205.04	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	24,96,08,764	
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	67,85,67,584	
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	100%	

This certificate is being issued for RERA compliance for the Company **Wadhwa Construction and Infrastructure Pvt Ltd** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully
Signature of Chartered Accountant
For GMJ & Co.
Chartered Accountants
FRN : 103429W

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

CA Sanjeev Maheshwari
Partner
M.No. : 038755
UDIN: 190387 55AAAA KS1949

Place : Mumbai
Date : 18/12/2019

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory As on 30.06.19

Wise City, South Block, Phase I, Plot RZ9, Building 1, Wing A1

Sr. No. (1)	Flat No. (2)	Carpet Area (3)	Unit Consideration as per Agreement / Letter of Allotment (4)	Received Amount (5)	Balance Receivable (6)
1	101	40.41	28,73,703	3,62,296	25,11,407
2	104	36.23	34,00,000	3,31,222	30,68,778
3	106	40.41	36,79,200	10,95,000	25,84,200
4	107	36.14	33,50,000	6,86,797	26,63,203
5	109	36.14	33,00,000	6,60,000	26,40,000
6	110	36.14	33,00,000	6,60,000	26,40,000
7	205	59.37	58,50,001	17,60,413	40,89,588
8	206	40.41	36,50,000	1,82,500	34,67,500
9	209	36.14	33,50,000	10,05,000	23,45,000
10	210	36.14	33,50,000	3,35,000	30,15,000
11	301	40.41	36,50,000	7,30,000	29,20,000
12	303	36.23	33,50,000	1,67,500	31,82,500
13	304	36.23	33,50,000	6,70,000	26,80,000
14	306	40.41	36,50,000	6,65,000	29,85,000
15	307	39.30	36,50,000	7,30,000	29,20,000
16	308	36.14	33,50,000	10,05,000	23,45,000
17	310	39.30	36,50,000	1,73,322	34,76,678
18	501	40.41	36,00,000	7,20,000	28,80,000
19	502	59.37	58,00,000	11,49,336	46,50,664
20	503	36.23	33,50,000	11,89,293	21,60,707
21	505	59.37	58,00,000	11,12,458	46,87,542
22	507	36.14	33,00,003	6,80,949	26,19,054
23	508	36.14	33,50,000	-	33,50,000
24	509	36.14	33,00,000	6,60,000	26,40,000
25	510	36.14	33,00,000	6,60,000	26,40,000
26	601	40.41	36,00,000	3,60,000	32,40,000
27	603	36.23	10,57,778	7,11,378	3,46,400
28	604	36.23	33,00,000	6,60,225	26,39,775
29	606	40.41	36,00,000	7,46,666	28,53,334
30	607	36.14	33,00,000	6,60,000	26,40,000
31	608	36.14	33,50,000	10,05,000	23,45,000
32	609	36.14	33,00,000	6,47,778	26,52,222
33	610	36.14	33,00,000	1,80,000	31,20,000
34	701	40.41	36,00,000	7,20,000	28,80,000
35	702	59.37	58,00,001	17,22,601	40,77,400
36	703	36.23	33,00,000	6,60,000	26,40,000
37	706	40.41	36,50,000	6,82,778	29,67,222
38	707	36.14	33,50,000	10,03,466	23,46,534
39	708	36.14	33,50,000	-	33,50,000
40	709	36.14	33,00,000	6,60,000	26,40,000
41	710	36.14	33,50,000	3,35,000	30,15,000
42	801	40.41	36,00,000	7,00,000	29,00,000
43	806	40.41	37,00,000	1,85,000	35,15,000

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

44	807	39.30	36,50,000	10,95,000	25,55,000
45	808	36.14	33,50,000	9,55,400	23,94,600
46	810	39.30	36,50,000	3,65,000	32,85,000
47	1001	40.41	37,50,000	3,27,778	34,22,222
48	1002	59.37	59,50,000	11,49,650	48,00,350
49	1003	36.23	34,00,000	3,40,000	30,60,000
50	1004	36.23	34,00,000	5,10,000	28,90,000
51	1006	40.41	37,50,000	11,11,500	26,38,500
52	1007	36.14	34,00,000	3,49,094	30,50,906
53	1008	36.14	34,50,000	10,35,197	24,14,803
54	1009	36.14	34,00,000	6,80,000	27,20,000
55	1010	36.14	34,00,000	3,40,000	30,60,000
56	1101	40.41	37,00,000	7,46,787	29,53,213
57	1103	36.23	34,50,000	6,90,000	27,60,000
58	1104	36.23	34,50,000	7,90,000	26,60,000
59	1107	36.14	34,50,000	4,31,574	30,18,426
60	1108	36.14	34,00,000	5,79,508	28,20,492
61	1109	36.14	34,50,000	10,35,000	24,15,000
62	1110	36.14	34,50,000	6,90,000	27,60,000
63	1301	40.41	37,00,000	7,35,550	29,64,450
64	1303	36.23	34,50,000	10,35,000	24,15,000
65	1304	36.23	34,50,000	3,45,000	31,05,000
66	1306	40.41	37,00,000	47,222	36,52,778
67	1307	39.30	37,50,000	6,75,000	30,75,000
68	1308	36.14	34,00,000	3,40,000	30,60,000
69	1309	36.14	34,50,000	3,45,000	31,05,000
70	1310	39.30	33,30,000	10,000	33,20,000
71	1401	40.41	37,00,000	4,41,132	32,58,868
72	1402	59.37	59,50,000	17,67,152	41,82,848
73	1403	36.23	34,00,000	6,80,000	27,20,000
74	1404	36.23	34,00,000	6,89,260	27,10,740
75	1405	59.37	59,50,000	17,70,024	41,79,976
76	1406	40.41	37,50,000	7,50,000	30,00,000
77	1407	36.14	34,00,000	6,80,000	27,20,000
78	1408	36.14	34,50,000	6,90,395	27,59,605
79	1409	36.14	34,50,000	10,35,000	24,15,000
80	1410	36.14	34,00,000	6,80,000	27,20,000
81	1501	40.41	37,00,000	7,45,370	29,54,630
82	1502	59.37	59,50,000	17,85,000	41,65,000
83	1503	36.23	27,20,000	1,70,000	25,50,000
84	1505	59.37	59,50,000	17,67,150	41,82,850
85	1507	36.14	34,50,000	10,35,000	24,15,000
86	1508	36.14	34,50,000	10,35,000	24,15,000
87	1509	36.14	34,00,000	6,80,000	27,20,000
88	1510	36.14	34,00,000	4,86,000	29,14,000
89	1601	40.41	37,50,000	7,50,000	30,00,000
90	1701	40.41	38,00,000	1,90,000	36,10,000
91	1702	59.37	61,00,000	12,07,804	48,92,196
92	1703	36.23	35,50,000	10,65,000	24,85,000
93	1704	36.23	38,50,000	11,51,222	26,98,778
94	1706	40.41	38,50,000	7,70,000	30,80,000
95	1708	36.14	35,00,000	7,00,000	28,00,000
96	1710	36.14	35,50,000	10,65,000	24,85,000

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

97	1801	40.41	38,00,000	7,59,000	30,41,000
98	1803	36.23	35,00,000	10,50,000	24,50,000
99	1804	36.23	35,00,000	7,00,000	28,00,000
100	1806	40.41	38,80,800	11,55,000	27,25,800
101	1808	36.14	35,00,000	4,22,500	30,77,500
102	1809	36.14	35,50,000	3,55,000	31,95,000
103	1810	39.30	38,50,000	4,42,500	34,07,500
104	1901	40.41	38,50,000	3,85,000	34,65,000
105	1902	59.37	61,00,000	18,09,092	42,90,908
106	1903	36.23	35,50,000	7,10,000	28,40,000
107	1904	36.23	35,00,000	7,00,000	28,00,000
108	1906	40.41	38,50,000	11,55,000	26,95,000
109	1907	36.14	35,00,000	6,99,132	28,00,868
110	1908	36.14	35,00,000	3,46,222	31,53,778
111	1909	36.14	34,65,000	1,73,250	32,91,750
112	2001	40.41	38,50,000	11,68,722	26,81,278
113	2102	59.37	61,00,000	18,12,635	42,87,365
114	2103	36.23	36,00,000	12,30,371	23,69,629
115	2104	36.23	35,78,400	10,65,000	25,13,400
116	2106	40.41	38,50,000	11,55,000	26,95,000
117	2107	36.14	35,50,000	7,10,000	28,40,000
118	2108	36.14	35,00,000	6,63,000	28,37,000
119	2109	36.14	35,00,000	7,00,000	28,00,000
120	2110	36.14	35,00,000	3,50,000	31,50,000
121	2201	40.41	38,00,000	6,49,422	31,50,578
122	2203	36.23	35,00,000	3,77,157	31,22,843
123	2204	36.23	35,00,000	7,01,231	27,98,769
124	2205	59.37	61,00,000	18,11,700	42,88,300
125	2206	40.41	38,00,000	3,70,373	34,29,627
126	2207	36.14	32,70,000	6,35,000	26,35,000
127	2208	36.14	35,50,000	6,98,322	28,51,678
128	2209	36.14	35,50,000	3,77,500	31,72,500
129	2210	36.14	35,50,000	10,65,000	24,85,000
130	2301	40.41	38,00,000	7,15,356	30,84,644
131	2303	36.23	35,28,000	10,50,000	24,78,000
132	2304	36.23	35,00,000	7,00,000	28,00,000
133	2306	40.41	38,50,000	1,06,900	37,43,100
134	2307	39.30	38,50,000	7,70,000	30,80,000
135	2308	36.14	35,00,000	7,00,000	28,00,000
136	2309	36.14	35,00,000	7,00,000	28,00,000
137	2401	40.41	38,50,000	11,85,800	26,64,200
138	2402	59.37	61,00,000	6,04,834	54,95,166
139	2403	36.23	35,78,400	7,10,000	28,68,400
140	2404	36.23	35,50,000	10,68,778	24,81,222
141	2406	40.41	38,50,000	7,70,000	30,80,000
142	2407	36.14	25,20,000	3,67,922	21,52,078
143	2409	36.14	35,50,000	-	35,50,000
Grand Total		**5670.75**	**53,43,81,286**	**10,54,22,466**	**42,89,58,820**

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

Unsold Inventory Valuation As on 30th June 2019
Ready Recknor Rate as on the date of Certificate
Statement of the Residential / Commercial premises Rs. 29,200 per sm.
Wise City, South Block, Phase I, Plot RZ9, Building 1, Wing A1

Sr. No (1)	Unit (2)	RERA Carpet Area in sqm (3)	Unit Consideration as per Ready Reckoner (4)
1	G-101	40.41	15,48,677
2	G-102	59.37	22,22,514
3	G-103	36.23	13,43,744
4	G-104	36.23	13,43,744
5	G-105	59.37	22,22,514
6	G-106	40.41	15,48,677
7	G-107	36.14	13,40,191
8	G-108	36.14	13,40,191
9	G-109	36.14	13,40,191
10	G-110	36.14	13,40,191
11	G-201	40.41	15,48,677
12	G-202	59.37	22,22,514
13	G-203	36.23	13,43,744
14	G-204	36.23	13,43,744
15	G-205	59.37	22,22,514
16	G-206	40.41	15,48,677
17	G-207	36.14	13,40,191
18	G-208	36.14	13,40,191
19	G-209	36.14	13,40,191
20	G-210	36.14	13,40,191
21	102	59.41	22,22,514
22	103	36.25	13,43,744
23	105	59.41	22,22,514
24	108	36.15	13,40,191
25	201	40.44	15,48,677
26	202	59.41	22,22,514
27	203	36.25	13,43,744
28	204	36.25	13,43,744

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

Ready Recknor Rate as on the date of Certificate
Statement of the Residential / Commercial premises Rs. 29,200 per sm.
Wise City, South Block, Phase I, Plot RZ9, Building 1, Wing A1

29	207	36.15	13,40,191
30	208	36.15	13,40,191
31	302	59.94	22,41,341
32	305	59.94	22,41,341
33	309	36.15	13,40,191
34	401	40.44	15,48,677
35	402	59.41	22,22,514
36	403	36.25	13,43,744
37	404	36.25	13,43,744
38	405	59.41	22,22,514
39	406	40.44	15,48,677
40	407	36.15	13,40,191
41	408	36.15	13,40,191
42	409	36.15	13,40,191
43	410	36.15	13,40,191
44	504	36.25	14,10,931
45	506	40.44	16,26,111
46	602	59.41	23,33,640
47	605	59.41	23,33,640
48	704	36.25	14,10,931
49	705	59.41	23,33,640
50	803	36.25	14,10,931
51	804	36.25	14,10,931
52	805	59.94	23,53,408
53	809	36.15	14,07,201
54	901	40.44	16,26,111
55	902	59.41	23,33,640
56	903	36.25	14,10,931
57	904	36.25	14,10,931
58	905	59.41	23,33,640
59	906	40.44	16,26,111
60	907	36.15	14,07,201

GMJ & CO MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

Ready Recknor Rate as on the date of Certificate

Statement of the Residential / Commercial premises Rs. 29,200 per sm.

Wise City, South Block, Phase I, Plot RZ9, Building 1, Wing A1

61	908	36.15	14,07,201
62	909	36.15	14,07,201
63	910	36.15	14,07,201
64	1005	59.41	23,33,640
65	1102	59.41	24,44,766
66	1105	59.41	24,44,766
67	1106	40.44	17,03,545
68	1201	40.44	17,03,545
69	1202	59.41	24,44,766
70	1203	36.25	14,78,118
71	1204	36.25	14,78,118
72	1205	59.41	24,44,766
73	1206	40.44	17,03,545
74	1207	36.15	14,74,211
75	1208	36.15	14,74,211
76	1209	36.15	14,74,211
77	1210	36.15	14,74,211
78	1305	59.94	24,65,475
79	1504	36.25	14,78,118
80	1506	40.44	17,03,545
81	1602	59.41	24,44,766
82	1603	36.25	14,78,118
83	1604	36.25	14,78,118
84	1605	59.41	24,44,766
85	1606	40.44	17,03,545
86	1607	36.15	14,74,211
87	1608	36.15	14,74,211
88	1609	36.15	14,74,211
89	1610	36.15	14,74,211
90	1705	59.41	24,44,766
91	1707	36.15	14,74,211
92	1709	36.15	14,74,211

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

Ready Recknor Rate as on the date of Certificate
Statement of the Residential / Commercial premises Rs. 29,200 per sm.
Wise City, South Block, Phase I, Plot RZ9, Building 1, Wing A1

93	1805	59.94	24,65,475
94	1807	36.64	14,93,356
95	1905	59.41	24,44,766
96	1910	36.15	14,74,211
97	2002	59.41	24,44,766
98	2003	36.25	14,78,118
99	2004	36.25	14,78,118
100	2005	59.41	24,44,766
101	2006	40.44	17,03,545
102	2007	36.15	14,74,211
103	2008	36.15	14,74,211
104	2009	36.15	14,74,211
105	2010	36.15	14,74,211
106	2101	40.44	17,80,979
107	2105	59.41	25,55,892
108	2202	59.41	25,55,892
109	2305	59.94	25,77,542
110	2310	36.64	15,61,236
111	2405	59.41	25,55,892
112	2408	36.15	15,41,220
113	2410	36.15	15,41,220
114	2501	40.44	17,80,979
115	2502	59.41	25,55,892
116	2503	36.25	15,45,305
117	2504	36.25	15,45,305
118	2505	59.41	25,55,892
119	2506	40.44	17,80,979
120	2507	36.15	15,41,220
121	2508	36.15	15,41,220
122	2509	36.15	15,41,220
123	2510	36.15	15,41,220
124	2601	40.44	17,80,979

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

Ready Recknor Rate as on the date of Certificate

Statement of the Residential / Commercial premises Rs. 29,200 per sm.

Wise City, South Block, Phase I, Plot RZ9, Building 1, Wing A1

125	2602	59.41	25,55,892
126	2603	36.25	15,45,305
127	2604	36.25	15,45,305
128	2605	59.41	25,55,892
129	2606	40.44	17,80,979
130	2607	36.15	15,41,220
131	2608	36.15	15,41,220
132	2609	36.15	15,41,220
133	2610	36.15	15,41,220
134	2701	40.44	17,80,979
135	2702	59.41	25,55,892
136	2703	36.25	15,45,305
137	2704	36.25	15,45,305
138	2705	59.41	25,55,892
139	2706	40.44	17,80,979
140	2707	36.15	15,41,220
141	2708	36.15	15,41,220
142	2709	36.15	15,41,220
143	2710	36.15	15,41,220
Grand Total		**6205.04**	**24,96,08,764**

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS