DARSHAN MEHTA & ASSOCIATES
CHARTERED ACCOUNTANTS
1201, Arkade Bhoomi Heights CHS.LTD., M G Road, Dahanukarwadi, Kandivali West, Mumbai - 400067.
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FORM-3
[see Regulation 3]
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project of Yogsiddhi Developers having registered office at 103, Sumukh Darshan, Off. S .V. Road, Behind Parekh Nagar, Kandivali West, Mumbai - 4000067 and Project Namely " Sumukh Hills" Building(s)/ 4 Wing(s) i.e C Wing, D Wing, E Wing and F Wing of the Project situated on the Plot bearing CTS No. 147 of Village Akruli, Kandivali East, Mumbai – 4000101. Taluka Borivali. District Mumbai Subburban admeasuring 7,767.08 sq.mts.

COST OF REAL ESTATE PROJECT MAHARERA Registeration Number P51800005591

Sr. No.	Particulars	Amount (Rs.) Estimated	Amount (Rs.) 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.	-	-
	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.	90,533,700	90,533,700
	c. Acquisition cost of TDR (if any)		-
	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	-	-
	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.	516,333,745	-
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	-	516,333,745
	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 rentin lieu of Transit Accommodation, overhead cost,	125,927,414	53,459,394
	(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.	8,435,117	7,450,217
	Sub-Total of LAND COST	**741,229,976**	**667,777,056**

M/s. DARSHAN MEHTA & ASSOCIATES
Membership No.-147321

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Sr. No.	Particulars	Amount (Rs.) Estimated	Amount (Rs.) Incurred
	ii. Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer.	893,411,255	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	280,141,323
	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 (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.	95,970,376	83,148,368
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	58,627,772	42,378,953
	c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money tenders on construction funding or money borrowed for construction ;	45,055,868	5,146,401
	Sub-Total of Development Cost	1,093,065,271	410,815,045
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	1,834,295,247	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	1,078,592,101	
4	% completion of Construction Work (as per Project Architect's Certificate)		NA
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	58.80%	
6	Amount Which can be withdrawn from the Designated Account.		
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	1,078,592,101	

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	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	782,487,076
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	296,105,025

This certificate is being issued for RERA compliance for the Yogsiddhi Developers and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For, Darshan Mehta & Associates
Chartered Accountants

Proprietor
Membership No. 147321
FRN No. 138245W
Date: 20/04/18
Place: Mumbai

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(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)	755,703,146
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)	120,557,981
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5,421
	(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.	897,247,715
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	1,017,805,696
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	70%
	IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	Not Applicable

This certificate is being issued for RERA compliance for theYogsiddhi Developers and is based on the records and documents produced before me and explanations provided to me by the management of the Firm M/s Yogsiddhi Developers.

For, Darshan Mehta & Associates
Chartered Accountants

Proprietor
Membership No. 147321
FRN No. 138245W
Date: 20/04/18
Place: Mumbai

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Annexure A

Statement for calculation of Receivables from the Sales of the 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	2	3	4	5	6
1	C/ 501	56.9	4,331,250	4,201,313	129,937
2	C/ 502	57.34	4,331,250	4,201,313	129,937
3	C/ 503	57.34	4,331,250	4,201,313	129,937
4	C/ 504	56.9	4,331,250	4,201,313	129,937
5	C/ 601	56.9	8,599,500	111,000	8,488,500
6	C/ 603	57.34	7,323,750	7,110,173	213,577
7	C/ 604	56.9	4,725,000	4,583,250	141,750
8	C/ 701	56.9	6,300,000	2,563,000	3,737,000
9	C/ 702	57.34	6,032,500	5,851,525	180,975
10	C/ 704	56.9	6,142,500	5,958,225	184,275
11	C/ 801	56.9	7,361,550	7,140,704	220,846
12	C/ 803	57.34	7,560,000	7,560,000	-
13	C/ 804	56.9	7,418,250	7,195,704	222,546
14	C/ 902	57.34	7,323,750	7,104,038	219,712
15	C/ 903	57.34	9,500,000	1,500,000	8,000,000
16	C/ 904	56.9	10,111,500	10,111,500	-
17	C/ 1001	56.9	8,800,000	8,800,000	-
18	C/ 1003	57.34	7,323,750	7,104,038	219,712
19	C/ 1004	56.9	7,323,750	7,104,068	219,682
20	C/ 1101	56.9	7,323,750	7,104,039	219,711
21	C/ 1102	57.34	7,560,000	7,333,200	226,800
22	C/ 1103	57.34	7,323,750	7,106,007	217,743
23	C/ 1104	56.9	7,323,750	7,104,053	219,697
24	C/ 1201	56.9	4,932,500	4,512,500	420,000
25	C/ 1202	57.34	7,560,000	7,333,200	226,800
26	C/ 1203	57.34	5,832,500	595,000	5,237,500
27	C/ 1204	56.9	5,592,000	5,424,240	167,760
28	C/ 1301	56.9	6,000,000	5,820,000	180,000
29	C/ 1302	57.34	9,040,000	500,000	8,540,000
30	C/ 1304	56.9	6,142,500	5,958,225	184,275
31	C/ 1401	56.9	7,087,500	6,932,767	154,733
32	C/ 1402	57.34	8,268,750	8,020,689	248,061
33	C/ 1404	56.9	7,700,000	7,469,000	231,000
34	C/ 1503	57.34	8,500,000	7,990,000	510,000
35	C/ 1504	56.9	6,567,000	3,892,588	2,674,412
36	C/ 1804	56.88	10,000,000	10,000,000	-
37	C/ 1901	56.9	10,000,000	7,650,000	2,350,000

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38	D/ 501	39.44	2,676,750	2,596,447	80,303
39	D/ 502	39.44	4,515,000	4,244,100	270,900
40	D/ 503	39.44	2,580,000	2,502,600	77,400
41	D/ 504	39.44	4,998,750	4,848,788	149,962
42	D/ 601	39.44	3,982,600	3,863,122	119,478
43	D/ 602	39.44	5,643,750	5,474,438	169,312
44	D/ 603	39.44	4,192,500	3,940,949	251,551
45	D/ 701	39.44	4,192,500	4,066,725	125,775
46	D/ 702	39.44	6,500,000	6,240,000	260,000
47	D/ 703	39.44	5,160,000	5,005,200	154,800
48	D/ 801	39.44	4,998,750	4,998,750	-
49	D/ 802	39.44	4,998,750	4,998,750	-
50	D/ 803	39.44	4,998,750	4,548,863	449,887
51	D/ 804	39.44	5,314,800	5,155,356	159,444
52	D/ 901	39.44	5,900,000	5,723,000	177,000
53	D/ 902	39.44	4,998,750	4,898,776	99,974
54	D/ 903	39.44	4,998,750	4,848,814	149,936
55	D/ 904	39.44	4,998,750	4,848,789	149,961
56	D/ 1001	39.44	4,998,750	4,698,825	299,925
57	D/ 1002	39.44	4,998,750	4,848,788	149,962
58	D/ 1003	39.44	5,321,250	5,161,614	159,636
59	D/ 1004	39.44	4,998,750	4,698,901	299,849
60	D/ 1101	39.44	4,998,750	4,998,750	-
61	D/ 1102	39.44	4,998,750	4,849,101	149,649
62	D/ 1103	39.44	4,998,750	4,848,788	149,962
63	D/ 1104	39.44	4,998,750	3,849,226	1,149,524
64	D/ 1201	39.44	4,998,750	4,848,788	149,962
65	D/ 1202	39.44	4,998,750	4,848,788	149,962
66	D/ 1203	39.44	5,951,925	5,416,252	535,673
67	D/ 1204	39.44	4,424,700	4,291,959	132,741
68	D/ 1301	39.44	4,837,500	4,692,375	145,125
69	D/ 1302	39.44	4,998,750	4,848,789	149,961
70	D/ 1303	39.44	5,160,000	3,566,520	1,593,480
71	D/ 1304	39.44	5,160,000	3,658,147	1,501,853
72	D/ 1401	39.44	4,998,750	4,998,750	-
73	D/ 1402	39.44	4,998,750	4,848,788	149,962
74	D/ 1403	39.44	4,837,500	4,692,375	145,125
75	D/ 1501	39.44	5,300,000	5,098,000	202,000
76	D/ 1502	39.44	5,869,500	5,341,245	528,255
77	D/ 1503	39.44	4,998,750	4,848,786	149,964
78	D/ 1504	39.44	5,700,000	5,529,000	171,000
79	D/ 1601	39.44	5,805,000	5,456,700	348,300
80	D/ 1602	39.44	5,805,000	5,630,850	174,150
81	D/ 1603	39.44	3,330,000	3,230,100	99,900
82	D/ 1701	39.44	6,000,000	5,820,000	180,000
83	D/ 1702	39.44	5,542,000	5,375,740	166,260
84	D/ 1703	39.44	4,998,750	4,898,913	99,837

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85	D/ 1704	39.44	3,870,000	3,753,900	116,100
86	D/ 1801	39.44	5,031,000	4,880,070	150,930
87	D/ 1802	39.44	3,260,000	3,162,505	97,495
88	D/ 1804	39.4	6,263,000	5,770,109	492,891
89	D/ 1901	39.4	6,263,000	6,062,630	200,370
90	D/ 1904	39.4	7,000,000	6,020,000	980,000
91	E/ 401	39.44	4,000,000	2,880,000	1,120,000
92	E/ 402	39.44	5,160,000	4,690,505	469,495
93	E/ 403	39.44	2,580,000	2,425,200	154,800
94	E/ 404	39.44	4,992,300	4,692,762	299,538
95	E/ 501	39.44	4,998,750	4,548,863	449,887
96	E/ 502	39.44	5,482,500	5,153,550	328,950
97	E/ 503	39.44	4,644,000	100,000	4,544,000
98	E/ 504	39.44	4,644,000	100,000	4,544,000
99	E/ 601	39.44	4,775,000	4,488,500	286,500
100	E/ 602	39.44	6,000,000	5,640,000	360,000
101	E/ 603	39.44	5,160,000	5,160,000	-
102	E/ 604	39.44	5,676,000	5,254,719	421,281
103	E/ 701	39.44	5,542,000	5,056,366	485,634
104	E/ 702	39.44	5,542,000	5,209,480	332,520
105	E/ 704	39.44	2,580,000	1,986,600	593,400
106	E/ 801	39.44	5,966,250	5,608,276	357,974
107	E/ 802	39.44	4,837,500	4,208,625	628,875
108	E/ 803	39.44	5,542,000	5,343,295	198,705
109	E/ 804	39.44	4,837,500	4,402,125	435,375
110	E/ 901	39.44	4,998,750	4,664,138	334,612
111	E/ 902	39.44	4,998,750	4,498,749	500,001
112	E/ 903	39.44	4,837,500	4,547,250	290,250
113	E/ 904	39.44	4,837,500	4,547,250	290,250
114	E/ 1001	39.44	4,998,750	4,548,863	449,887
115	E/ 1002	39.44	4,998,750	4,548,863	449,887
116	E/ 1003	39.44	5,321,250	5,321,250	-
117	E/ 1004	39.44	4,515,000	4,515,000	-
118	E/ 1101	39.44	6,100,000	5,551,000	549,000
119	E/ 1102	39.44	4,998,750	4,848,788	149,962
120	E/ 1103	39.44	4,998,750	4,698,863	299,887
121	E/ 1104	39.44	4,998,750	4,348,913	649,837
122	E/ 1201	39.44	5,748,750	5,403,826	344,924
123	E/ 1202	39.44	5,482,500	4,989,075	493,425
124	E/ 1203	39.44	3,870,000	3,637,800	232,200
125	E/ 1204	39.44	4,837,500	4,498,875	338,625
126	E/ 1301	39.44	3,225,000	3,065,136	159,864
127	E/ 1302	39.44	4,998,750	4,998,750	-
128	E/ 1303	39.44	3,853,875	3,622,644	231,231
129	E/ 1304	39.44	4,837,500	3,671,823	1,165,677
130	E/ 1401	39.44	6,783,000	6,036,870	746,130
131	E/ 1402	39.44	5,482,500	4,879,425	603,075

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132	E/ 1404	39.44	5,007,750	4,331,250	676,500
133	E/ 1501	39.44	6,353,250	5,781,458	571,792
134	E/ 1502	39.44	6,353,250	5,781,458	571,792
135	E/ 1503	39.44	5,160,000	4,850,400	309,600
136	E/ 1504	39.44	5,160,000	4,850,400	309,600
137	E/ 1601	39.44	5,225,000	4,911,500	313,500
138	E/ 1602	39.44	5,600,000	4,872,000	728,000
139	E/ 1603	39.44	4,515,000	4,244,100	270,900
140	E/ 1604	39.44	4,515,000	4,244,100	270,900
141	E/ 1701	39.44	2,905,000	2,062,550	842,450
142	E/ 1702	39.44	2,905,000	2,062,550	842,450
143	E/ 1703	39.44	3,387,500	2,947,125	440,375
144	E/ 1704	39.44	4,223,750	3,970,325	253,425
145	F/ 401	41.14	4,076,000	3,931,525	144,475
146	F/ 502	57.63	3,842,500	3,496,951	345,549
147	F/ 503	57.63	5,760,000	4,804,448	955,552
148	F/ 601	41.14	5,993,750	5,454,313	539,437
149	F/ 602	57.63	5,760,000	4,820,000	940,000
150	F/ 603	57.63	7,440,000	6,770,400	669,600
151	F/ 604	44.14	5,580,000	5,077,800	502,200
152	F/ 701	41.14	6,713,000	6,108,830	604,170
153	F/ 801	41.14	5,480,000	4,986,800	493,200
154	F/ 803	57.63	5,760,000	5,241,600	518,400
155	F/ 901	41.14	5,837,500	4,733,500	1,104,000
156	F/ 902	57.63	7,630,000	6,943,300	686,700
157	F/ 903	57.63	7,680,000	6,988,800	691,200
158	F/ 1001	41.14	4,110,000	3,740,100	369,900
159	F/ 1002	57.63	7,440,000	6,770,403	669,597
160	F/ 1003	57.63	5,760,000	5,241,600	518,400
161	F/ 1004	44.14	4,320,000	3,758,400	561,600
162	F/ 1101	41.14	5,308,750	4,182,429	1,126,321
163	F/ 1102	57.63	8,160,000	7,434,092	725,908
164	F/ 1103	57.63	5,782,500	5,281,635	500,865
165	F/ 1104	44.14	6,500,000	5,915,000	585,000
166	F/ 1201	41.14	5,993,750	5,454,313	539,437
167	F/ 1202	57.63	6,720,000	6,115,991	604,009
168	F/ 1203	57.63	7,440,000	6,770,400	669,600
169	F/ 1204	44.14	5,275,200	4,800,432	474,768
170	F/ 1301	41.14	7,740,500	7,043,855	696,645
171	F/ 1303	57.63	5,760,000	5,241,600	518,400
172	F/ 1304	44.14	4,053,000	3,690,422	362,578
173	F/ 1401	41.14	3,082,500	2,373,525	708,975
174	F/ 1402	57.63	7,440,000	6,771,428	668,572
175	F/ 1403	57.63	8,000,000	6,800,000	1,200,000
176	F/ 1501	41.14	4,452,500	4,051,775	400,725
177	F/ 1502	57.63	6,720,000	6,116,008	603,992
178	F/ 1601	41.14	4,900,000	4,459,000	441,000

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179	F/ 1602	57.63	11,035,200	10,572,500	462,700
180	F/ 1702	57.62	8,160,000	7,670,400	489,600
181	F/ 1703	57.62	8,160,000	7,670,400	489,600
182	F/ 1902	57.63	3,840,000	3,494,400	345,600
183	F/ 1903	57.63	3,840,000	3,494,400	345,600
184	F/ 2003	57.63	3,840,000	3,235,200	604,800
185	Shop C-2	53.14	9,080,000	8,804,898	275,102
186	Shop A-3	43.01	6,100,000	5,621,875	478,125
187	Shop A-1/2	129.72	14,700,000	14,700,000	-
188	Shop A-6	65.1	27,000,000	27,000,000	-
189	Shop C-3	104.61	25,250,000	25,250,000	-
190	Shop A-4	43.01	6,100,000	5,017,581	1,082,419
191	Shop A-5	43.01	6,100,000	5,830,000	270,000
192	Shop B-7	41.85	8,500,000	8,500,000	-
193	Shop B-8	66.26	27,000,000	26,730,000	270,000
194	Shop D-4	75.42	25,196,000	23,180,320	2,015,680
195	Shop D-5	45.46	15,298,000	15,298,000	-
196	Shop D-6	102.85	34,406,000	31,401,269	3,004,731
	Total		**1,238,396,654**	**1,117,838,680**	**120,557,981**

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential premises Rs. 1,17,000 /-per sm. &

Sr. No.	Category of Flat / Shop	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)
1	2	3	4
1	14.09	14.09	3,131,362
2	15.53	15.53	3,451,387
3	16.68	16.68	3,706,963
4	17.8	17.8	3,955,872
5	18.59	18.59	4,131,442
6	19.78	19.78	4,395,907
7	21.23	21.23	4,718,155
8	21.32	21.32	4,738,157
9	25.67	51.34	11,409,802
10	39.44	1380.4	223,082,980
11	41.14	246.84	41,012,960
12	44.14	573.82	88,896,289
13	56.9	796.6	127,835,182
14	57.34	1089.46	173,559,923
15	57.63	864.45	138,634,267
16	127.06	127.06	28,237,814
17	145.56	145.56	32,349,254
	Total	**5420.55**	**897,247,719**

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