P H P & ASSOCIATES

CHARTERED ACCONTANTS

H-902 KALASAGAR HEIGHTS
NEAR SHREEDHAR BUNGLOWS, OPP ANMOL
BUNGLOWS, NEW RANIP,
AHMEDABAD, GUJARAT- 382 470

FORM-3 [see Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project MahaRERA Registration Number______________

Sr No.			Particulars	Amount Estimated	Amount 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	17,00,000.00	17,00,000.00
		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	24,14,050.00	24,14,050.00
		c	Acquisition cost of TDR (if any)	0.00	0.00
		d	Amounts payable to State Government or competent uthority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	7,23,300.00	7,23,300.00
		e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
		f	Under Rehabilitation scheme:	NA	NA
		(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)	NA	NA
		(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	48,37,350.00	48,37,350.00

P H P & ASSOCIATES M.No. 162462 AHMEDABAD CHARTERED ACCOUNTANTS

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H-902 KALASAGAR HEIGHTS
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AHMEDABAD, GUJARAT- 382 470

ii			**Development Cost/ Cost of Construction :**		
	a	I	Estimated Cost of Construction as certified by Engineer	6,34,12,250.00	0.00
		ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA	0.00	0.00
			Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0.00	0.00
		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 registered.	57,64,750.00	0.00
	B		Payment of Taxes, cess, fees, charges,premiums, interest etc to any statutory Authority..	0.00	0.00
	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	0.00	0.00
			Sub-Total of LAND COST	6,91,77,000.00	0.00

2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] Estimated Column.**	7,40,14,350.00
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**	48,37,350.00
4	**% completion of Construction Work (as per Project Architect's Certificate)**	0.00%
5	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**	6.54%
6	**Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	48,37,350.00
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**	48,37,350.00
8	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate**	0.00

This certificate is being issued for RERA compliance for the partnership firm **M/S SHAGUN REALS** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For P H P & ASSOCIATES,
Chartered Accountant

Prashant H. Patel
Proprietor
(Membership Number 162482.)

PHP & ASSOCIATES M.No. 162482 AHMEDABAD CHARTERED ACCOUNTANTS

PLACE:- AHMEDABAD

DATE :- 05/05/2018

P H P & ASSOCIATES

CHARTERED ACCONTANTS

H-902 KALASAGAR HEIGHTS
NEAR SHREEDHAR BUNGLOWS, OPP ANMOL
BUNGLOWS, NEW RANIP,
AHMEDABAD, GUJARAT- 382 470

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No		Perticulars	Amount
1		Estimated Balance Cost to Complete the Real Estate Project	6,91,77,000.00
		(Difference of Total Estimated Project cost less Cost incurred)	
		(calculated as per the Form IV)	
2		Balance amount of receivables from sold apartments	0.00
		as per Annexure A to this certificate	
		(as certified by Chartered Accountant as verified from the records and books of Accounts)	
3	(i)	Balance Unsold area	2290.68
		(to be certified by Management and to be verified by CA from the records and books of accounts)	
	(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	9,20,85,336.00
4		Estimated receivables of ongoing project. Sum of 2 + 3(ii)	9,20,85,336.00
5		Amount to be deposited in Designated Account – 70% or 100%	70%
		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 partnership firm **M/S SHAGUN REALS** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For P H P & ASSOCIATES,
Chartered Accountant

PLACE:- AHMEDABAD

DATE:- 05/05/2018

Prashant H. Patel
Proprietor
(Membership Number 162482.)

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
SHAGUN REALS (SHAGUN PRESTIGE)
Sold Inventory

Sr. No.	BUILDING NAME	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement	Received Amount	Balance Receivable
						0.00
TOTAL			0.00	0	0	0.00

PHP & ASSOCIATES
M.No. 162482
AHMEDABAD
CHARTERED ACCOUNTANTS

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(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential premises . SHAGUN PRESTIGE (SHAGUN REALS)

Sr. No	BUILDING NAME	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Reac Reckoner Rate(ASR)
1	R-1	BUNGLOWS	94.14	3,784,428.00
2	R-1	001	38.13	1,532,826.00
3	R-1	002	40.63	1,633,326.00
4	R-1	101	36.83	1,480,566.00
5	R-1	102	39.11	1,572,222.00
6	R-1	201	36.83	1,480,566.00
7	R-1	202	39.11	1,572,222.00
8	R-1	301	36.83	1,480,566.00
9	R-1	302	39.11	1,572,222.00
10	R-1	401	36.83	1,480,566.00
11	R-1	402	39.11	1,572,222.00
12	R-2A	001	27.47	1,104,294.00
13	R-2A	101	27.47	1,104,294.00
14	R-2A	102	25.99	1,044,798.00
15	R-2A	103	19.43	781,086.00
16	R-2A	104	26.43	1,062,486.00
17	R-2A	105	27.47	1,104,294.00
18	R-2A	201	27.47	1,104,294.00
19	R-2A	202	25.99	1,044,798.00
20	R-2A	203	19.43	781,086.00
21	R-2A	204	26.43	1,062,486.00
22	R-2A	205	27.47	1,104,294.00
23	R-2A	301	27.47	1,104,294.00
24	R-2A	302	25.99	1,044,798.00
25	R-2A	303	19.43	781,086.00
26	R-2A	304	26.43	1,062,486.00
27	R-2A	305	27.47	1,104,294.00
28	R-2A	401	27.47	1,104,294.00
29	R-2A	402	25.99	1,044,798.00
30	R-2A	403	19.43	781,086.00
31	R-2A	404	26.43	1,062,486.00
32	R-2A	405	27.47	1,104,294.00
33	R-2B	001	27.47	1,104,294.00
34	R-2B	101	27.47	1,104,294.00
35	R-2B	102	26.88	1,080,576.00
36	R-2B	103	19.43	781,086.00
37	R-2B	104	27.12	1,090,224.00
38	R-2B	105	26.45	1,063,290.00
39	R-2B	201	27.47	1,104,294.00
40	R-2B	202	26.88	1,080,576.00
41	R-2B	203	19.43	781,086.00
42	R-2B	204	27.12	1,090,224.00
43	R-2B	205	26.45	1,063,290.00
44	R-2B	301	27.47	1,104,294.00
45	R-2B	302	26.88	1,080,576.00
46	R-2B	303	19.43	781,086.00
47	R-2B	304	27.12	1,090,224.00
48	R-2B	305	26.45	1,063,290.00
49	R-2B	401	27.47	1,104,294.00

PHP & ASSOCIATES
M.No. 162482
AHMEDABAD
CHARTERED ACCOUNTANTS

(Unsold Inventory Valuation)
Ready Recknor Rate as on the date of Certificate
of the Residential premises , SHAGUN PRESTIGE (SHAGUN REALS)

Sr. No	BUILDING NAME	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
50	R-2B	402	26.88	1,080,576.00
51	R-2B	403	19.43	781,086.00
52	R-2B	404	27.12	1,090,224.00
53	R-2B	405	26.45	1,063,290.00
54	R-3	001	24.28	976,056.00
55	R-3	002	20.84	837,768.00
56	R-3	101	27.13	1,090,626.00
57	R-3	102	26.41	1,061,682.00
58	R-3	103	17.37	698,274.00
59	R-3	104	23.51	945,102.00
60	R-3	105	26.92	1,082,184.00
61	R-3	106	29.40	1,181,880.00
62	R-3	107	23.61	949,122.00
63	R-3	201	27.13	1,090,626.00
64	R-3	202	26.41	1,061,682.00
65	R-3	203	17.37	698,274.00
66	R-3	204	23.51	945,102.00
67	R-3	205	26.92	1,082,184.00
68	R-3	206	29.40	1,181,880.00
69	R-3	207	23.61	949,122.00
70	R-3	301	27.13	1,090,626.00
71	R-3	302	26.41	1,061,682.00
72	R-3	303	17.37	698,274.00
73	R-3	304	23.51	945,102.00
74	R-3	305	26.92	1,082,184.00
75	R-3	306	29.40	1,181,880.00
76	R-3	307	23.61	949,122.00
77	R-3	401	27.13	1,090,626.00
78	R-3	402	26.41	1,061,682.00
79	R-3	403	17.37	698,274.00
80	R-3	404	23.51	945,102.00
81	R-3	405	26.92	1,082,184.00
82	R-3	406	29.40	1,181,880.00
83	R-3	407	23.61	949,122.00
Total			2290.68	92,086,336

PHP & ASSOCIATES
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CHARTERED ACCOUNTANTS