

Mohan B. Ponkshe

Chartered Accountant

Add: B-202, Shree Krishna Darshan Chs Ltd, Near Neelam Nagar, Phase II, Mulund (East), Mumbai 400 081

FORM-3

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

Cost of Real Estate Project MahaRERA Registration Number

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	150000	150000
	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	0	0
	c	Acquisition cost of TDR (if any)	0	0
	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	13760	13760
	e	Land Premium payable as per annual statement of rates(ASR) for redevelopment of land owned by public authorities.	0	0
	f	Under Rehabilitation scheme:	0	0
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0
	(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
		Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	0
	(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,	0	0
	(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.	0	0
		Sub-Total of LAND COST	163760	163760
	ii	Development Cost/Cost of Construction :		
	a i	Estimated Cost of Construction as certified by Engineer	54964166	0
	ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA		31549973
		Note :(for adding total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	54964166	0
	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, lay out 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.	10550000	11520806
	b	Payment of Taxes, cess/fees, charges, premiums, interest etc to any statutory Authority.	0	0
	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	0
		Sub-Total of Construction Cost	65514166	43070779

2		Total Estimated Cost of the Real Estate Project	65677926	0
3		Total Cost Incurred of the Real Estate Project		43234539
4		% completion of Construction Work (as per Project Architect's Certificate) % (Average of 4 wings)		83%
5		Proportion of the Cost incurred on Land Cost and % Construction Cost to the Total Estimated Cost. (3/2%)		65.83%
6		Amount Which can be withdrawn from the Designated Account		
		Total Estimated Cost *Proportion of cost incurred (Sr.number2* Sr.number 5)	0	43234539
6		Less: Amount withdrawntill date of this certificateas per the Books of Accounts and Bank Statement		43234539
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0	0

This certificate is being issued for RERA compliance for M/s Yasmin Builders & Developers Prop. Mr. Bashir Imamsaheb Sayed Project Known as Bliss Residency and is based on the records and documents produced before me and explanations provided to me by the management of the Proprietor upto 29/01/2020.

Yours Faithfully

For Mohan B. Ponshe
Chartered Accountant
Membership No.034258



Dated: 29/01/2020

Mohan B. Ponkshe

Chartered Accountant

Add: B-202, Shree Krishna Darshan Chs Ltd, Near Neelam Nagar, Phase II, Mulund (East), Mumbai 400 081

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)	22443387
2		Balance amount of receivables froms old apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	550282
3	i	Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1366.45
	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 as per Annexure A to this certificate certified by CA)	57910480
4		Estimated receivables of ongoing project. Sum of 2+ 3(ii)	58460762
5		Amount to be deposited in Designated Account- 70% or 100%	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 balance receivables of ongoing project will be deposited in designated Account	

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Yours Faithfully

For Mohan B. Ponkshe
Chartered Accountant
Membership No.034258



Dated: 29/01/2020

Annexure -A

**Statement for Calculation of Receivables from the sales of the Ongoing Real Estate Project of
M/s Yasmin Builders & Developers (Prop. Mr. Bashir Imamsaheb Sayed) Project known as Bliss Residency**

Wings	Flat No.	1BHK/1RK	Carpet Area (sq meter)	Unit consideration as par Agreement	Amount Received	Balance Receivable
B Wing	101	1BHK	33.53	13,37,140	13,37,140	-
B Wing	103	1RK	21.832	9,50,750	9,50,750	-
B Wing	104	1RK	21.832	9,61,000	9,61,000	-
B Wing	105	1RK	21.832	9,41,000	9,41,000	-
B Wing	201	1BHK	39.97	14,89,000	14,89,000	-
B Wing	203	1RK	21.832	10,69,000	10,69,000	-
B Wing	204	1RK	21.832	10,69,000	10,69,000	-
B Wing	205	1RK	21.832	10,02,000	10,02,000	-
B Wing	301	1BHK	33.53	13,60,000	13,60,000	-
B Wing	303	1RK	21.832	9,61,000	9,61,000	-
B Wing	304	1RK	21.832	10,02,000	10,02,000	-
B Wing	305	1RK	21.832	10,00,000	10,00,000	-
C Wing	103	1BHK	33.53	13,89,500	13,89,500	-
C Wing	104	1RK	21.832	9,81,500	9,81,500	-
C Wing	203	1BHK	33.53	12,79,300	12,79,300	-
C Wing	204	1RK	21.832	9,53,000	4,08,000	5,45,000
C Wing	301	1BHK	33.53	14,67,000	14,67,000	-
C Wing	304	1RK	21.69	9,61,000	9,61,000	-
D Wing	101	1RK	21.69	14,67,000	14,67,000	-
D Wing	104	1BHK	33.53	14,15,000	14,15,000	-
D Wing	201	1RK	21.69	9,50,000	9,44,900	5,100
D Wing	202	1BHK	28.07	13,90,000	13,90,000	-
D Wing	204	1BHK	33.53	14,39,000	14,39,000	-
D Wing	301	1RK	21.69	10,00,000	10,00,000	-
D Wing	304	1BHK	28.95	14,79,000	14,78,818	182
Total			658.612	2,93,13,190	2,87,62,908	5,50,282

Dated -29th Jan,2020



Annexure -A

Statement of Unsold Flats of the Ongoing Real Estate Project of of M/s Yasmin Builders and Developers (Prop. Mr. Bashir Imamsaheb Sayed) Project known as Bliss Residency

Wings	Flat No.	1BHK/1RK	Carpet Area (sq meter)	Government Value
A Wing	101	1BHK	40.13	17,00,710
A Wing	102	1BHK	40.13	17,00,710
A Wing	103	1BHK	39.82	16,87,580
A Wing	104	1BHK	39.82	16,87,580
A Wing	105	1BHK	39.82	16,87,580
A Wing	106	1BHK	27.57	11,68,420
A Wing	107	1BHK	39.97	16,93,950
A Wing	108	1BHK	39.97	16,93,950
A Wing	201	1BHK	40.13	17,00,710
A Wing	202	1BHK	40.13	17,00,710
A Wing	203	1BHK	39.82	16,87,580
A Wing	204	1BHK	39.82	16,87,580
A Wing	205	1BHK	39.82	16,87,580
A Wing	206	1BHK	27.57	11,68,420
A Wing	207	1BHK	39.97	16,93,950
A Wing	208	1BHK	39.97	16,93,950
A Wing	301	1BHK	40.13	17,00,710
A Wing	302	1BHK	40.13	17,00,710
A Wing	303	1BHK	39.82	16,87,580
A Wing	304	1BHK	39.82	16,87,580
A Wing	305	1BHK	39.82	16,87,580
A Wing	306	1BHK	27.57	11,68,420
A Wing	307	1BHK	39.97	16,93,950
A Wing	308	1BHK	39.97	16,93,950
B Wing	102	1BHK	33.53	14,21,010
B Wing	202	1BHK	33.53	14,21,010.0
B Wing	302	1BHK	33.53	14,21,010.0
C Wing	101	1BHK	33.53	14,21,010.0
C Wing	102	1BHK	33.53	14,21,010.0
C Wing	201	1BHK	33.53	14,21,010.0
C Wing	202	1BHK	33.53	14,21,010.0
C Wing	302	1BHK	33.53	14,21,010.0
C Wing	303	1BHK	33.53	14,21,010.0
D Wing	102	1BHK	28.07	11,89,610.0
D Wing	103	1BHK	28.95	12,26,910.0
D Wing	203	1BHK	28.95	12,26,910.0
D Wing	302	1BHK	28.07	11,89,610.0
D Wing	303	1BHK	28.95	12,26,910.0
Total			1366.45	5,79,10,480.0

Dated -29th Jan,2020



Yasmin Builders & Developers

29/01/2020

Reconciliation Of Cost of Construction

1	Actual Cost of Construction	
	Purchases as on 26/07/2019	2,94,66,928
	Purchases as per Tally -Bliss Residency from 26/07/19 to 29/01/2020	14,98,045
	Other Purchases (Invoices missing)	5,85,000
	Total Cost of Construction shown in Rera Form No.3 (A)	3,15,49,973
2	Other Expenses as on 01/04/2019	1,06,41,162
	Other Expenses as Per Tally- Bliss Residency from 26/7/19 to 29/01/2020	8,79,644
	Total Expenses shown in Rera Form No.3 (B)	1,15,20,806
	Total in Rs. (A+B)	4,30,70,779

