

PARTHIV & CO.
CHARTERED ACCOUNTANTS

701, YOGA CHS., GULMOHAR CROSS ROAD NO.12, JUHU, MUMBAI - 400 049. TEL: 9323279444, E-Mail : parthivparekh@yahoo.com

TO WHOMSOEVER IT MAY CONCERN

We have verified the books of accounts of **AJMERA REALTY & INFRA INDIA LIMITED** having its registered office at 2nd Floor, Citi Mall, Andheri Link Road, Andheri-West, Mumbai, Maharashtra 400 058 and for the purpose of registration of its project "AEON" under The Real Estate (Regulation And Development) Act, 2016, we certify the followings:-

Sr. No.	Particulars	Amount in 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.	-	-
	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.	398771514	216279306
	c. Acquisition cost of TDR (if any).	234380648	244791523
	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. (ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA. 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) 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	633152162	461070830
	ii- Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer.	1624800000	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	1434835939
	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.	752951192	562357438



AJMERA REALTY & INFRA INDIA LIMITED

	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	-	-
	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 ;	626500000	661798328
	Sub-Total of Development Cost	3004251192	2658991705
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	3637403355	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	3120062534	
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 %)	85.78%	
6.	Amount Which can be withdrawn from the Designated Account.	3120062534	
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		
	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	2208699806	
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	911362728	

This certificate is being issued for RERA compliance for the **AJMERA REALTY & INFRA INDIA LIMITED** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

(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)	517340820	
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)	354466657	
3.	i. Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	6012.37	Sq mtr
	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.	1401241691	
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii).	1755708348	
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.	70%	



**FOR AND ON BEHALF OF
PARTHIV & CO.
CHARTERED ACCOUNTANTS**

(Signature)

MUMBAI
DATED : 4TH SEPTEMBER, 2018
CERT REF NO.: PAC : 03 : 036

**PARTHIV V. PAREKH PARTNER
MEMBERSHIP NO. 038211**

AEON Sold

Sr. No.	Flat No.	Status	Carpet Area (in Sq. mts.)	Area	Sale Value (a)	Total Amount received up to 30.06.2018	Balance Recivable
1	south -201	SOLD	150.17	2,695	41,233,500	41,739,007	-
2	south - 202	SOLD	109.93	1,995	29,984,850	33,342,968	-
3	south - 301	SOLD	150.17	2,695	40,505,850	41,921,230	-
4	south - 402	SOLD	109.93	1,995	29,984,850	31,008,171	-
5	south - 501	SOLD	150.17	2,695	38,565,450	38,944,103	-
6	south - 502	SOLD	109.93	1,995	28,548,450	29,531,217	-
7	south - 601	SOLD	150.17	2,695	46,731,300	7,508,414	39,222,886
8	south - 602	REFUGE	150.17				-
9	south - 701	SOLD	150.17	2,695	38,808,000	40,384,128	-
10	south - 801	SOLD	150.17	2,695	31,827,950	27,869,331	3,958,619
11	south - 802	SOLD	109.93	1,995	30,523,500	31,705,004	-
12	south - 901	SOLD	150.17	2,695	30,076,200	26,330,285	3,745,915
13	south - 902	SOLD	109.93	1,995	22,264,200	23,282,515	-
14	south - 1001	SOLD	150.17	2,695	46,569,600	48,372,155	-
15	south - 1002	SOLD	109.93	1,995	29,446,200	30,511,556	-
16	south - 1101	SOLD	150.17	2,695	43,928,500	45,550,833	-
17	south-1102	SOLD	109.93	1,995	22,264,200	23,023,886	-
18	south - 1201	SOLD	150.17	2,695	47,539,800	48,285,890	-
19	south - 1202	SOLD	109.93	1,995	22,264,200	19,642,818	2,621,382
20	south - 1301	SOLD	150.17	2,695	31,262,000	32,465,516	-
21	south - 1302	REFUGE	71.50				-
22	South - 1401	SOLD	150.17	2,695	30,076,200	15,250,000	14,826,200
23	south - 1402	SOLD	109.93	1,995	38,822,700	40,557,676	-
24	south - 1501	SOLD	150.17	2,695	30,076,200	31,447,566	-
25	south - 1502	SOLD	109.93	1,995	26,932,500	27,901,405	-
26	south - 1601	SOLD	150.17	2,695	33,593,175	28,909,053	4,684,122
27	south - 1602	SOLD	109.93	1,995	22,264,200	23,207,273	-
28	south - 1701	SOLD	150.17	2,695	38,808,000	40,405,337	-
29	south - 1702	SOLD	109.93	1,995	28,548,450	29,522,650	-
30	south -1801	SOLD	150.17	2,695	31,827,950	20,953,344	10,874,606
31	south-1802	SOLD	109.93	1,995	29,625,750	26,264,609	3,361,141
32	south - 1901	SOLD	150.17	2,695	40,330,675	35,307,584	5,023,091
33	south - 1902	SOLD	109.93	1,995	29,625,750	30,641,677	-
34	south - 2001	SOLD	150.17	2,695	43,659,000	5,860,388	37,798,612
35	south - 2101	SOLD	150.17	2,695	30,076,200	31,108,435	-
36	south-2102	SOLD	109.93	1,995	22,264,200	21,009,128	1,255,072
37	south - 2201	SOLD	150.17	2,695	32,162,130	33,251,288	-
38	south-2202	SOLD	109.93	1,995	37,705,500	22,150,000	15,555,500
39	south - 2301	SOLD	150.17	2,695	30,076,200	28,088,922	1,987,278
40	south - 2401	SOLD	150.17	2,695	30,076,200	23,570,232	6,505,968
41	south-2501	SOLD	150.17	2,695	54,061,700	15,615,237	38,446,463
42	south-2601	SOLD	150.17	2,695	54,061,700	15,962,084	38,099,616
43	North - 101	SOLD	70.09	1,260	14,061,600	14,543,820	-
44	North - 103	SOLD	111.66	1,980	28,512,000	28,366,397	145,603
45	North - 201	SOLD	70.09	1,260	14,061,600	14,520,202	-
46	North-202	SOLD	71.50	1,260	14,061,600	14,551,528	-
47	North - 301	SOLD	70.09	1,260	14,061,600	14,603,053	-
48	North - 302	SOLD	71.50	1,260	18,030,600	18,648,962	-
49	North - 401	SOLD	70.09	1,260	14,061,600	14,543,820	-
50	North - 402	SOLD	71.50	1,260	19,656,000	21,421,698	-
51	North - 403	SOLD	111.66	1,980	22,096,800	22,854,562	-
52	North - 502	SOLD	71.50	1,260	14,061,600	14,613,986	-
53	North - 601	REFUGE					-
54	North - 602	SOLD	71.50	1,260	21,168,000	20,956,320	211,680
55	North - 603	SOLD	111.66	1,980	25,443,000	26,577,248	-



AEON Sold

Sr. No.	Flat No.	Status	Carpet Area (in Sq. mts.)	Area	Sale Value (a)	Total Amount received up to 30.06.2018	Balance Recivable
56	NORTH-701	SOLD	70.09	1,260	24,280,200	14,280,200	10,000,000
57	North - 702	SOLD	71.50	1,260	17,388,000	15,064,070	2,323,930
58	North - 801	SOLD	70.09	1,260	18,685,800	21,866,855	-
59	North - 802	SOLD	71.50	1,260	16,002,000	16,550,771	-
60	North - 803	SOLD	111.66	1,980	29,403,000	30,402,611	-
61	North - 901	SOLD	70.09	1,260	18,030,600	18,728,556	-
62	North - 902	SOLD	71.50	1,260	18,030,600	18,728,535	-
63	North - 903	SOLD	111.66	1,980	31,086,000	25,801,255	5,284,745
64	North - 1001	SOLD	70.09	1,260	14,061,600	14,605,878	-
65	North- 1002	SOLD	71.50	1,260	16,770,600	17,358,586	-
66	North - 1003	SOLD	111.66	1,980	28,333,800	29,305,420	-
67	North -1101	SOLD	70.09	1,260	14,061,600	14,617,539	-
68	North-1102	SOLD	71.50	1,260	14,175,000	14,686,359	-
69	North - 1103	SOLD	111.66	1,980	24,314,400	25,221,234	-
70	North - 1201	SOLD	70.09	1,260	14,605,920	15,084,516	-
71	North - 1202	SOLD	71.50	1,260	18,711,000	19,352,387	-
72	North - 1203	SOLD	111.66	1,980	22,096,800	23,057,569	-
73	North - 1301	REFUGE					-
74	North - 1302	SOLD	71.50	1,260	16,770,600	13,854,791	2,915,809
75	North - 1303	SOLD	111.66	1,980	31,897,800	32,986,563	-
76	North - 1401	SOLD	70.09	1,260	22,913,100	1,000,000	21,913,100
77	North - 1402	SOLD	71.50	1,260	19,278,000	19,935,911	-
78	North - 1403	SOLD	111.66	1,980	22,096,800	22,821,512	-
79	North - 1501	SOLD	70.09	1,260	14,696,640	12,381,564	2,315,076
80	North - 1502	SOLD	71.50	1,260	18,881,100	9,720,412	9,160,688
81	North - 1503	SOLD	111.66	1,980	22,096,800	22,900,882	-
82	North - 1601	SOLD	70.09	1,260	14,742,000	15,219,122	-
83	North - 1602	SOLD	71.50	1,260	14,605,920	15,139,662	-
84	North - 1603	SOLD	111.66	1,980	22,096,800	19,437,162	2,659,638
85	North - 1701	SOLD	70.09	1,260	14,832,720	15,426,087	-
86	North - 1702	SOLD	71.50	1,260	18,030,600	18,728,784	-
87	North - 1703	SOLD	111.66	1,980	22,770,000	17,892,106	4,877,894
88	North - 1801	SOLD	70.09	1,260	14,061,600	14,548,905	-
89	North - 1803	SOLD	111.66	1,980	36,887,400	5,710,170	31,177,230
90	North - 1901	SOLD	70.09	1,260	15,579,900	15,332,517	247,383
91	North - 1902	SOLD	71.50	1,260	16,959,600	13,419,620	3,539,980
92	North - 1903	SOLD	111.66	1,980	22,096,800	19,125,695	2,971,105
93	North - 2001	REFUGE					-
94	NORTH-2003	SOLD	111.66	1,980	37,917,000	37,917,000	-
95	North - 2101	SOLD	70.09	1,260	18,799,200	16,521,265	2,277,935
96	North - 2103	SOLD	111.66	1,980	22,096,800	17,560,377	4,536,423
97	North - 2201	SOLD	70.09	1,260	20,412,000	21,269,304	-
98	North - 2202	SOLD	71.50	1,260	15,876,000	14,035,552	1,840,448
99	North - 2203	SOLD	111.66	1,980	22,096,800	19,495,849	2,600,951
100	North - 2301	SOLD	70.09	1,260	19,845,000	17,022,964	2,822,036
101	North - 2302	SOLD	71.50	1,260	19,845,000	20,560,910	-
102	North - 2303	SOLD	111.66	1,980	22,096,800	9,418,268	12,678,532
103	North - 2701	REFUGE					-
	Total		10,396	182,100	2,506,594,680	2,208,699,806	354,466,657



AEON Unsold

Sr. No.	Flat No.	Carpet Area (in Sq. mts.)	ASR Rate	Unit Consideration as per Read Reckoner Rate (ASR)
1	south - 101	150.17	206,300	30,980,071
2	south - 102	109.93	206,300	22,678,559
3	south - 302	109.93	206,300	22,678,559
4	south - 401	150.17	206,300	30,980,071
5	south-702	109.93	206,300	22,678,559
6	south - 2002	109.93	226,930	24,946,415
7	south - 2302	109.93	237,245	26,080,343
8	south - 2402	109.93	237,245	26,080,343
9	south-2502	109.93	237,245	26,080,343
10	south-2602	109.93	237,245	26,080,343
11	south-2701	150.17	237,245	35,627,082
12	south-2702	109.93	237,245	26,080,343
13	south-2801	150.17	237,245	35,627,082
14	south-2802	109.93	237,245	26,080,343
15	south-2901	150.17	237,245	35,627,082
16	south-2902	109.93	237,245	26,080,343
17	south-3001	150.17	237,245	35,627,082
18	south-3002	109.93	237,245	26,080,343
19	south-3101	150.17	247,560	37,176,085
20	south-3102	109.93	247,560	27,214,271
21	south-3201	150.17	247,560	37,176,085
22	south-3202	109.93	247,560	27,214,271
23	south-3301	150.17	247,560	37,176,085
24	south-3302	109.93	247,560	27,214,271
25	North - 102	71.50	206,300	14,750,450
26	North - 203	111.66	206,300	23,035,458
27	North - 303	111.66	206,300	23,035,458
28	North - 501	70.09	216,615	15,182,545
29	North - 503	111.66	216,615	24,187,231
30	North - 703	111.66	206,300	23,035,458
31	North - 1802	71.50	226,930	16,225,495
32	North - 2002	71.50	226,930	16,225,495
33	North - 2102	71.50	237,245	16,963,018
34	North - 2401	70.09	237,245	16,628,502
35	North - 2402	71.50	237,245	16,963,018
36	North - 2403	111.66	237,245	26,490,777
37	North - 2501	70.09	237,245	16,628,502
38	North - 2502	71.50	237,245	16,963,018
39	North - 2503	111.66	237,245	26,490,777
40	North - 2601	70.09	237,245	16,628,502
41	North - 2602	71.50	237,245	16,963,018
42	North - 2603	111.66	237,245	26,490,777
43	North - 2702	71.50	237,245	16,963,018
44	North - 2703	111.66	237,245	26,490,777
45	North - 2801	70.09	237,245	16,628,502
46	North - 2802	71.50	237,245	16,963,018
47	North - 2803	111.66	237,245	26,490,777
48	North - 2901	70.09	237,245	16,628,502
49	North - 2902	71.50	237,245	16,963,018
50	North - 2903	111.66	237,245	26,490,777
51	North - 3001	70.09	237,245	16,628,502
52	North - 3002	71.50	237,245	16,963,018
53	North - 3003	111.66	237,245	26,490,777
54	North - 3101	70.09	247,560	17,351,480



AEON Unsold

Sr. No.	Flat No.	Carpet Area (in Sq. mts.)	ASR Rate	Unit Consideration as per Read Reckoner Rate (ASR)
55	North - 3102	71.50	247,560	17,700,540
56	North - 3103	111.66	247,560	27,642,550
57	North - 3201	70.09	247,560	17,351,480
58	North - 3202	71.50	247,560	17,700,540
59	North - 3203	111.66	247,560	27,642,550
	Total	6,012.37	13,770,525	1,401,241,691

