FORM-3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGSTRATION OF A PROJECT "RADHEYA "AND SUBSEQUENT WITHDRAWAL OF MONEY)

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.	3,27,21,040	1,29,93,549
		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	59,13,951	59,13,951
		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	0	0
		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		
			(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)	(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	**3,86,34,991**	**1,89,07,500**
	ii.	**Development Cost/ Cost of Construction**				
		a	(i)	Estimated Cost of Construction as certified by Engineer.	7,00,00,000	
			(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	6,94,00,000	2,99,88,953
				Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	6,94,00,000	2,99,88,953
			(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	1,54,00,000	46,79,249

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		b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority	71,12,330	6,12,330
		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.	85,00,000	23,05,181
			Sub-Total of Development Cost	**10,04,12,330**	**3,75,85,713**
2	**Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column**			**13,90,47,321**	
3	**Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column**				**5,64,93,214**
4	**% completion of Construction Work % (as per Project Architect's Certificate)**			45.00%	
5	**Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)**			**40.63%**	**0**
6	**Amount Which can be withdrawn from the Designated Account** **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**			5,64,93,214.00	
7	**Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement**			1,03,87,275.00	0
8	**Net Amount which can be withdrawn from the Designated Bank Account under this certificate.**			4,61,05,939.00	0

This certificate is being issued for RERA compliance for the Company M/s. B G Promoters & Developers and is based on the records and documents produced before me and explanations provided to me by the management of the Company. The estimates have been taken on the basis as provided by the Partners of the firm. the land value is on basis of the estimated construction cost relating to the area to be handed over to the Landowners.

Yours Faithfully

Varsha

CA Varsha Zawar
Membership No:- 136739

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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)			8,25,54,107
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)			1,30,82,023
3	i	Balance Unsold area in sq.mtrs (to be certified by Management and to be verified by CA from the records and books of accounts)		2,286
	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		10,36,23,469
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)			11,67,05,492
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			8,16,93,844
	IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account			-

	Annexure A Sold Inventory						
	Sr. No.	*Flat No.*	*Carpet Area*	*Unit consideration as per agreement/Letter of Allotment*	*Received Amount*	*Balance Receivable*	
	1	102	39.68	21,65,248	1,92,222	19,73,026	
	2	103	44.42	33,60,000	10,00,000	23,60,000	
	3	202	39.68	26,20,800	6,30,000	19,90,800	
	4	203	39.86	22,95,000	16,72,250	6,22,750	
	5	305	63.94	36,83,600	20,25,980	16,57,620	
	6	603	39.86	32,32,300	6,50,000	25,82,300	
	7	903	44.42	24,74,550	5,79,023	18,95,527	
	8	1105	63.94	36,37,800	36,37,800	0	
			375.80	2,34,69,298	1,03,87,275	1,30,82,023	

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(Unsold Inventory Valuation)

ready reckoner Rate as on the date of the certificate is Rs. 45330/- per sq.mtr

Sr. no	*Flat No.*	*Carpet Area (in sq.mts)*	*Unit Cansideration as per Ready Reckoner Rate (ASR)*
1	101	40.33	18,28,159
2	104	60.87	27,59,237
3	105	63.94	28,98,400
4	201	40.33	18,28,159
5	204	60.87	27,59,237
6	205	60.5	27,42,465
7	301	40.33	18,28,159
8	302	39.68	17,98,694
9	303	44.42	20,13,559
10	304	60.87	27,59,237
11	401	40.33	18,28,159
12	402	39.68	17,98,694
13	403	39.86	18,06,853
14	404	60.87	27,59,237
15	405	60.5	27,42,465
16	501	40.33	18,28,159
17	502	39.68	17,98,694
18	503	44.42	20,13,559
19	504	60.87	27,59,237
20	505	63.94	28,98,400
21	601	40.33	18,28,159
22	602	39.68	17,98,694
23	604	60.87	27,59,237
24	605	60.50	27,42,465
25	701	40.33	18,28,159
26	702	39.68	17,98,694
27	703	44.42	20,13,559
28	704	60.87	27,59,237
29	705	63.94	28,98,400
30	801	40.33	18,28,159
31	802	39.68	17,98,694
32	804	60.87	27,59,237
33	805	60.50	27,42,465
34	901	40.33	18,28,159
35	902	39.68	17,98,694
36	904	60.87	27,59,237
37	905	63.94	28,98,400
38	1001	40.33	18,28,159
39	1002	39.68	17,98,694
40	1003	39.86	18,06,853
41	1004	60.87	27,59,237
42	1005	60.50	27,42,465
43	1101	40.33	18,28,159
44	1102	39.68	17,98,694
45	1103	44.42	20,13,559
46	1104	60.87	27,59,237
		2285.98	**10,36,23,469**

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