



FORM-3 [see Regulation 3]

CERTIFICATE OF M/S MB INFRABUILD PRIVATE LIMITED (BEVELEY GOLF AVENUE) NO. OF BUILDINGS(S) 8 BLOCK(S) OF THE 1ST PHASE OF THE PROJECT SITUATED ON THE KHASRA NO.-SECTOR-65, NEAR MOHALI GOLF RANGE, SAS NAGAR, MOHALI, PUNJAB.

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

Cost of Real Estate Project Real Estate Regulatory Authority, Punjab Registration Number -PBRERA-SAS81-PR0111

(Amount in Rupees Crores)

SR. NO.	PARTICULARS	ESTIMATED	INCURRED (30.09.2018)
1. i. Land Cost :	a. Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost <i>(Refer Note No.-1)</i>	106.59	26.15
	b. Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority	NIL	NIL
	c. Amounts payable to State Government or competent authority or any other statutory authority of the State	5.79	NIL



	or Central Government, towards stamp duty, transfer charges, registration fees etc; and <i>(Refer Note No.-1)</i>		
	SUB TOTAL OF LAND COST	112.38	26.15
ii. Development Cost/ Cost of Construction :	a. (i) Estimated Cost of Construction as certified by Engineer	126.81	---
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered) <i>(Refer Note No.-1)</i>	---	21.25
	(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	27.83	10.90



	phase of the project registered.		
	b. Payment of Taxes, cess, fees, charges, <i>(Refer Note No.-1)</i>		
	c. Principal sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ; <i>(Refer Note No.-1)</i>	NIL	7.71
	Sub-Total of Development Cost	154.64	39.86

2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column **267.02 Crores**
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column **66.01 Crores**
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 %) **24.72%**
6. Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) **66.01 Crores**
7. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement **66.01 Crores**
8. Net Amount which can be withdrawn from the Designated Bank Account under this certificate **NIL**



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

Yours Faithfully

For Aditya S. Jain & Co.

Chartered Accountants

(ERN: 0021994)

Aditya Jain

Aditya Jain

Partner

Membership No. – 510904

Place: Delhi

Date: 13.11.2018



(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) | 201.01 Crores |
| 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)
<i>(Refer Note No.-2 & Annexure A)</i> | 74.91 Crores |
| 3. (i) Balance Unsold area
(to be certified by Management and to be verified by CA from the
records and books of accounts)
<i>(Refer Note No.-2 & Annexure B)</i> | 20,410.05 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
<i>(Refer Note No.-2 & Annexure B)</i> | 28.65 Crores |
| 4. Estimated receivables of ongoing project, Sum of 2 + 3(ii) | 103.56 Crores |
| 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 of the balance receivables of ongoing project will be deposited in designated Account

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

For Aditya S. Jain & Co.
Chartered Accountants
(FRN: 0021994)

Aditya Jain

Aditya Jain
Partner

Membership No. – 510904

Place: Delhi

Date: 13.11.2018



Annexure A

Name :MBInfrabuild Private Limited

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	101	87.079	11,699,376	5,300,000	6,399,376
2	109	111.329	15,827,419	7,200,000	8,627,419
3	111	87.079	13,322,420	3,000,000	10,322,420
4	112	111.329	15,827,419	3,000,000	12,827,419
5	208	111.329	14,407,367	7,213,701	7,193,666
6	209	111.329	14,511,725	7,435,492	7,076,233
7	212	111.329	15,643,593	3,000,000	12,643,593
8	230	144.639	14,501,707	3,800,000	10,701,707
9	231	144.639	14,305,541	325,000	13,980,541
10	332	144.639	15,248,948	1,200,000	14,048,948
11	333	144.639	15,248,948	1,200,000	14,048,948
12	406	111.329	11,129,418	250,000	10,879,418
13	412	111.329	13,490,797	2,000,000	11,490,797
14	430	144.639	12,310,187	6,000,000	6,310,187
15	431	144.639	18,800,597	7,069,870	11,730,727
16	432	144.639	15,248,948	1,200,000	14,048,948
17	433	144.639	15,248,948	1,200,000	14,048,948
18	435	144.639	13,452,081	13,400,000	52,081
19	501	111.329	9,670,489	8,606,464	1,064,025
20	504	111.329	14,759,186	7,836,475	6,922,711

47	830	144.639	15,091,673	8,053,984	7,037,689
48	831	144.639	13,628,226	1,300,000	12,328,226
49	833	144.639	16,143,444	6,500,000	9,643,444
50	834	144.639	16,143,444	1,500,000	14,643,444
51	835	144.639	16,143,444	10,100,000	6,043,444
52	836	144.639	16,143,444	11,500,000	4,643,444
53	837	144.639	16,143,444	15,000,000	1,143,444
54	838	144.639	16,143,444	9,539,000	6,604,444
55	839	144.639	17,766,970	9,539,000	8,227,970
56	904	111.329	14,256,537	1,870,000	12,386,537
57	909	111.329	12,562,083	4,000,000	8,562,083
58	911	111.329	13,169,664	4,400,000	8,769,664
59	931	144.639	13,622,404	7,972,240	5,650,164
60	933	144.639	11,890,759	8,827,500	3,063,259
61	934	144.639	11,901,655	7,676,000	4,225,655
62	936	144.639	17,725,503	12,644,955	5,080,548
63	1004	116.069	14,574,674	1,804,936	12,769,738
64	1030	144.639	11,199,481	1,000,000	10,199,481
65	1031	144.639	11,235,288	500,000	10,735,288
66	1032	144.639	15,091,702	1,200,000	13,891,702
67	1033	144.639	15,091,702	1,200,000	13,891,702
68	1034	144.639	12,741,019	600,000	12,141,019
69	1108	117.539	12,787,234	5,000,000	7,787,234
70	1109	117.539	13,061,804	1,190,000	11,871,804
71	1130	148.759	13,911,258	500,000	13,411,258
72	1131	148.759			

Annexure B**Name :MBInfrabuild Private Limited****(Unsold Inventory Valuation)**

Circle Rate / Ready Recknor Rate as on the date of Certificate of the Residential unsold premises is Rs.16,146/-per sm for Ground , First and Second Floor, Rs.14,531/- per sm for Third, Fourth and Fifth floor, and for above Fifth floor Rs.12,917/- per sm.

S. No.	Flat No.	Carpet Area in (Sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	0102	87.079	1,405,978
2	0103	87.079	1,405,978
3	0104	111.329	1,797,518
4	0105	111.329	1,797,518
5	0106	87.079	1,405,978
6	0107	111.329	1,797,518
7	0108	111.329	1,797,518
8	0110	111.329	1,797,518
9	0130	144.639	2,335,341
10	0131	123.689	1,997,083
11	0132	123.689	1,997,083
12	0133	144.639	2,335,341
13	0134	144.639	2,335,341
14	0135	123.689	1,997,083
15	0136	123.689	1,997,083
16	0137	123.689	1,997,083
17	0138	123.689	1,997,083
18	0139	144.639	2,335,341

			1,617,722
45	0310	111.329	1,617,722
46	0311	111.329	1,617,722
47	0312	111.329	1,617,722
48	0330	144.639	2,101,749
49	0331	144.639	2,101,749
50	0334	144.639	2,101,749
51	0335	144.639	2,101,749
52	0336	144.639	2,101,749
53	0337	144.639	2,101,749
54	0338	144.639	2,101,749
55	0339	144.639	2,101,749
56	0401	111.329	1,617,722
57	0402	111.329	1,617,722
58	0403	111.329	1,617,722
59	0404	111.329	1,617,722
60	0405	111.329	1,617,722
61	0407	111.329	1,617,722
62	0408	111.329	1,617,722
63	0409	111.329	1,617,722
64	0410	111.329	1,617,722
65	0411	111.329	1,617,722
66	0434	144.639	2,101,749
67	0436	144.639	2,101,749
68	0437	144.639	2,101,749
69	0438	144.639	2,101,749

96	0702	111.329	1,438,037
97	0703	111.329	1,438,037
98	0704	111.329	1,438,037
99	0705	111.329	1,438,037
100	0706	111.329	1,438,037
101	0707	111.329	1,438,037
102	0708	111.329	1,438,037
103	0710	111.329	1,438,037
104	0711	111.329	1,438,037
105	0732	144.639	1,868,302
106	0733	144.639	1,868,302
107	0734	144.639	1,868,302
108	0735	144.639	1,868,302
109	0736	144.639	1,868,302
110	0737	144.639	1,868,302
111	0801	116.069	1,499,263
112	0802	116.069	1,499,263
113	0803	116.069	1,499,263
114	0804	116.069	1,499,263
115	0806	116.069	1,499,263
116	0807	116.069	1,499,263
117	0808	116.069	1,499,263
118	0809	116.069	1,499,263
119	0810	116.069	1,499,263
120	0812	116.069	1,499,263
121	0832	144.639	

147	1012	116.069	1,499,263
148	1035	144.639	1,868,302
149	1036	144.639	1,868,302
150	1037	144.639	1,868,302
151	1038	144.639	1,868,302
152	1039	144.639	1,868,302
153	1101	117.539	1,518,251
154	1102	117.539	1,518,251
155	1103	117.539	1,518,251
156	1104	117.539	1,518,251
157	1105	117.539	1,518,251
158	1106	117.539	1,518,251
159	1107	117.539	1,518,251
160	1110	117.539	1,518,251
161	1111	117.539	1,518,251
162	1112	117.539	1,518,251
163	1135	148.759	1,921,520
164	1138	148.759	1,921,520
165	1139	148.759	1,921,520
	Total	20410.055	286,513,565