M/s.Prabha A N & Co.
Chartered Accountants

E-Mail ID : prabha.c.jain@gmail.com Mo No 9423687094

FORM-3
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project MahaRERAAs on 31-03-2021

Firm Name: Siddhivinayak Infra

Name of Project: Pollens Luxuria

Address: plot no.35/2/2/1,35/2/2/3 ,Hadapsar,Tal -Haveli,Dist- Pune-411028

Address: Office no.J/217,first floor Mega center Magarpatta City Hadapsar,Dist- Pune-411028

Sr. No.		Particulars			Amount (Rs.)	
1.	i.	Land Cost :			Estimated	Incurred As on 31-03-2021
		a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		0	0
		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		48,41,575	48,41,575
		c.	Acquisition cost of TDR (if any)		1,80,00,000	65,89,976
		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		27,32,993	27,32,993
		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

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		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,	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		2,55,74,568	1,41,64,544
ii.		**Development Cost/ Cost of Construction :**		**Estimated**	**Incurred As on 31-03-2021**
	a.	(i)	Estimated Cost of Construction as certified by Engineer	12,28,99,500	0
		(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	0	10,76,74,745
		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.	81,93,300	70,84,210
	b.		Payment of Taxes, cess, fees, charges, Premiums, interest etc to any statutory Authority.	1,32,62,779	1,13,51,386
	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
				14,43,55,579	12,61,10,341

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2. Total Estimated Cost of the Real Estate Project
[1(i) + 1(ii)] of Estimated Column =2,55,74,568+14,43,55,579=16,99,30,147

3. Total Cost Incurred of the Real Estate Project
[1(i) + 1(ii)] of Incurred Column =1,41,64,544 + 12,61,10,341 = 14,02,74,885

4. % completion of Construction Work As per Architect's Certificate in Form 1
(As per Project Architect's Certificate)

5. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. = 80 %

6. Amount Which can be withdrawn from the Designated Account Total
Estimated Cost * Proportion of cost incurred
(Sr. number 2 * Sr. number 5) = 13,59,44,118/-

7. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement = 12,40,21,345/-

8. Net Amount which can be withdrawn from the DESIGNATED BANK ACCOUNT UNDER THIS CERTIFICATE = 1,19,22,773/-

This certificate is being issued for RERA compliance for the Siddhivinayak Infra 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 M/s. Prabha A N &Co.
Chartered Accountants

PA. NAHAR
M.No.
158487
Pune
PRABHA A N & CO
Chartered Accountants

[Prabha A Nahar]
Proprietor
M.No.158487
FRN NO-0148643W

Place: Pune

Date: 23/12/2021

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)
   = 16,99,30,147- 14,02,74,885= 2,96,55,262

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) = 2,42,00,502

3. (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)= 11224 SQFT

   (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 = 5,51,43,170

4. Estimated receivables of ongoing project-
   Sum of 2 + 3(ii)-
   = 2,42,00,502 + 5,51,43,170 = 7,93,43,672
   Amount to be deposited in Designated Account - 70% or 100%
   - IF 4 I s 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.

   As 7,93,43,672 > 2,42,00,502 : 80% of the balance receivables of ongoing project will be deposited in designated Account.

This certificate is being issued for RERA compliance for the Siddhivinayak Infra 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 M/s. Prabha A N &Co.
Chartered Accountants

PRABHA A N & CO. P.A. NAHAR M.No. 158487 Pune Chartered Accountants

[Prabha A Nahar]
Proprietor
M.No. 15848
FRN NO-0148643W

Place: Pune

Date: 23/12/2021

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

(I) Sold Inventory

SR NO	WING	FLAT NO	CARPET AREA	Unit Consideration as per Agreement /Letter of Allotment	Unit Consideration as per Read Reckoner Rate(ASR	AMOUNT RECEIVABLE
1	C	204	712	4190000	3600000	5,22,336
2	C	202	724	4210000	3072000	74,713
3	C	402	724	4210000	3072000	3,37,681
4	C	503	724	4252000	3850000	7,41,669
5	B	404	491	2961000	2335000	6,12,335
6	B	604	491	3025000	2950000	2,83,579
7	C	602	724	4180000	3720000	5,84,836
8	C	403	724	4172000	3540000	3,45,724
9	B	403	484	2940000	2335000	2,87,356
10	B	203	484	2983200	2335000	1,79,140
11	B	204	491	2983200	2371000	3,57,546
12	B	601	491	2830000	2180000	2,39,665
13	B	503	484	3000000	2580000	4,55,050
14	B	402	484	3075000	2480000	1,58,304
15	B	201	491	3257000	2520000	3,95,472
16	B	603	484	3211025	2500000	4,81,675
17	C	702	724	4482500	3875000	3,95,120
18	C	502	724	4437500	3900000	2,35,220
19	C	203	724	4492000	3655000	3,28,283
20	C	802	724	4437500	3871000	25,068
21	B	202	484	3212962	2482000	4,08,360
22	C	803	504	3314814	2850000	3,13,975
23	C	501	712	4500000	3650000	25,083
24	C	703	724	4392857	3871000	3,63,938
25	B	804	491	3212962	2645000	1,20,671
26	B	401	491	3212962	2520000	1,44,928
27	B	801	491	3120370	2490000	3,05,152
28	C	601	712	4437500	3805000	3,59,140
29	C	603	724	4400000	3543032	7,86,705
30	B	902	484	3257000	2572311	4,87,570
31	C	902	724	4400000	4170000	4,79,789
32	C	604	712	4500000	3655530	2,94,407
33	B	904	491	3240384	2381130	3,47,137
34	C	1003	724	4500000	4065000	2,58,366
35	C	903	724	4300000	3720184	8,05,653
36	C	704	712	3850000	3491533	41,828
37	C	404	712	4500000	3480787	8,06,931
38	A	201	560	2600000	2825000	16,43,465
39	B	802	779	4500000	3986772	8,42,228

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40	C	304	712	4300000	3480788	31,44,950
41	C	701	712	4400000	3490830	17,42,979
42	C	302	724	4350000	3542078	34,36,475
		TOTAL	26,206	15,98,30,736	13,34,58,975	2,42,00,502

(II) Unsold Inventory Valuation

SR NO	WING	FLAT NO	CARPET AREA	Unit Consideration as per Read Reckoner Rate(ASR
43	C	804	712	3490830
44	C	904	712	3490830
45	B	1002	484	2343025
46	B	1003	484	2499212
47	C	1002	724	3712375
48	C	801	712	3490830
49	C	901	712	3491533
50	C	101	712	3325270
51	C	301	712	3481457
53	B	1001	491	2381130
54	C	1001	712	3491533
55	C	1004	712	3491533
56	B	1004	491	2381130
57	A	101	560	2745680
58	A	102	578	2833934
59	A	202	578	2833934
60	A	301	560	2825000
61	A	302	578	2833934
TOTAL			11,224	5,51,43,170

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