



HARISH AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

Office No 41, Panchratna Building, 1st Floor, Above National Dairy, Bhayander (East)
Mobile: +91-9323444485 Email: h.agarwal.ca@yahoo.co.in

2	Total Estimated Cost of the Real Estate Project [1(i) + 2(ii)] of Estimated Column	31,864,150
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	15,877,690
4	% completion of Construction Work (as per Project Architect's Certificate)	50
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)	50
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5)	15,877,690
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	14,820,244
	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,057,446
	This certificate is being issued for RERA compliance for the Company [Promoter's Name] 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 HARISH AGARWAL & ASSOCIATES

Chartered Accountant



(Harish Agarwal)

Proprietor

M No : 109616

Date - 31.07.2017





HARISH AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

Office No 41, Panchratna Building, 1st Floor, Above National Dairy, Bhayander (East)
Mobile: +91-9323444485 Email : h_agarwal_ca@yahoo.co.in

(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)	15,986,460
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)	25,510,623
3 i	Balance unsold area - Carpet Area - Sq Mtr (to be certified by Management and to be verified by CA from the records and books of accounts)	131
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)	14,059,937
4	as per Annexure A to this certificate Estimated receivables of ongoing project, Sum of 2 + 3 (ii)	39,570,560
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 balance receivables of ongoing project will be deposited in designated Account.	27,699,392

This Certificate is being issued for RERA compliance for the Company [Promoter's Name] 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 HARISH AGARWAL & ASSOCIATES
Chartered Accountant

(Harish Agarwal)

Proprietor

M No : 109616

Date - 31.07.2017





HARISH AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

Office No 41, Panchratna Building, 1st Floor, Above National Dairy, Bhayander (East)
Mobile: +91-9323444485 Email: h.agarwal_ca@yahoo.co.in

Annexure A

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

Sold Inventory

Note: This Project is related to ULC weaker section scheme u/s 20

Sr No	Flat / Shop No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	Shop 1	11.68	312,375	-	312,375
2	Shop 2	13.05	402,500	-	402,500
3	Shop 3	15.95	342,125	-	342,125
4	Shop 4	12.47	380,800	-	380,800
5	Shop 5	14.50	382,288	100,000	282,288
6	Shop 6	14.21	342,125	-	342,125
7	Shop 7	13.05	343,613	-	343,613
8	Shop 8	11.60	342,125	-	342,125
9	Shop 9	19.50	3,100,000	3,100,000	-
10	Shop 10	19.89	3,200,000	3,200,000	-
11	Shop 11	10.18	200,813	-	200,813
12	Flat 101	38.98	661,937	550,000	111,937
13	Flat 102	18.72	455,175	-	455,175
14	Flat 103	13.94	446,250	200,000	246,250
15	Flat 104	22.30	6,800,000	5,092,811	1,707,189
16	Flat 105	99.96	1,882,947	-	1,882,947
17	Flat 201	38.98	734,266	-	734,266
18	Flat 202	18.72	654,500	-	654,500
19	Flat 203	13.94	453,250	390,703	62,547
20	Flat 204	22.30	743,750	194,770	548,980
21	Flat 205	19.96	669,375	-	669,375
22	Flat 301	38.98	1,078,438	-	1,078,438
23	Flat 302	18.72	572,688	-	572,688
24	Flat 303	13.94	533,750	-	533,750
25	Flat 304	22.30	710,364	100,000	610,364
26	Flat 305	19.96	635,824	186,700	449,124
27	Flat 401	31.61	617,313	150,000	467,313
28	Flat 402	18.72	654,500	-	654,500
29	Flat 403	13.94	481,250	-	481,250
30	Flat 404	22.30	565,250	50,000	515,250
31	Flat 405	27.57	597,975	50,000	547,975
32	Flat 502	18.72	654,500	-	654,500
33	Flat 503	13.94	371,875	92,969	278,906
34	Flat 504	22.30	602,438	460,600	141,838
35	Flat 505	30.08	866,875	241,719	725,156
36	Flat 601	29.07	3,978,000	25,000	3,953,000
37	Flat 602	18.72	561,938	165,500	496,438
38	Flat 603	13.94	262,587	-	262,587
39	Flat 604	22.30	753,188	233,331	519,857
40	Flat 605	30.08	944,563	236,141	708,422
41	Flat 702	18.72	654,500	-	654,500
42	Flat 705	30.08	922,250	-	922,250
43	Flat 801	18.72	262,587	-	262,587
		958.51	40,330,867	14,820,244	25,510,623

Yours Faithfully

For HARISH S AGARWAL & ASSOCIATES
Chartered Accountant

(Harish S Agarwal)

Proprietor

M No: 109616

Date: 31.07.2017





HARISH AGARWAL & ASSOCIATES
CHARTERED ACCOUNTANTS

Office No 41, Panchratna Building, 1st Floor, Above National Dairy, Bhayander (East)
Mobile: +91-9323444485 Email: h_agarwal_ca@yahoo.co.in

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential / commercial premises Rs

Per sm.

Note : This Project is related to ULC weaker section scheme u/s 20

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration - Refer note stated above
1	Flat 501	29.07	3,129,094.80
2	Flat 604	22.30	2,400,372.00
3	Flat 701	29.07	3,129,094.80
4	Flat 703	13.94	1,500,501.60
5	Flat 704	22.30	2,400,372.00
6	Flat 802	13.94	1,500,501.60
		130.62	14,059,936.80

Yours Faithfully

For HARISH S AGARWAL & ASSOCIATES
Chartered Accountant

(Harish S Agarwal)
Proprietor
M No : 109616
Date : 31.07.2017





HARISH AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

Office No 41, Panchratna Building, 1st Floor, Above National Dairy, Bhayander (East)

Mobile: +91-9323444485 Email : h_agarwal_ca@yahoo.co.in

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Name : H K Constructions

Project Address : Maharana Pratap Road , Near Hanuman Mandir , Bhayander (West) - 401101

PAN : AAIFH 2340 E

Cost of Real Estate Project Registration Number

Sr No.	Particulars	Amount 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, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.		
c)	Acquisition cost of TDR (if any)		
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		
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities		
g)	Under Rehabilitation scheme:		
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer		



Harish Agarwal