



Suresh I. Patel & Co.

Suresh I. Patel
B.Com., F.C.A.

CHARTERED ACCOUNTANTS

403, M.V. House, Nr. Hajipura Garden, Opp. Hathesing's Wadi, O/s. Delhi Darwaja, Shahibaug Road, Ahmedabad - 380 004.

Phone : (O) 079 - 25631869 * Mobile : 98253 70443 * E-mail : spatel_402@yahoo.co.in

To,

The Name & Address of Promoter : PALM DEVELOPERS

FORM 3

CHARTERED ACCOUNTANTS CERTIFICATE (On Letter Head)

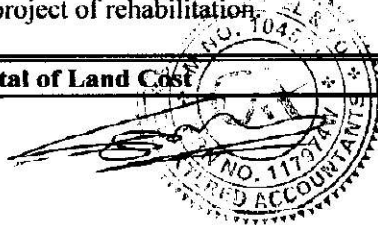
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

REGISTRATION NO. : PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/RAA02605/090518

Project Name

RADHE KUTIR

Sr. No	Particulars	Amount (in Rs.)	
		Estimated	Incurred & Paid
		(Column - A)	(Column - B)
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	4 60 00 000	4 60 00 000
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	0	0
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	27 14 900	27 14 900
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 redeveloped/ rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0	0
(ii)	Actual Cost of construction of redeveloped/ rehab building incurred as per the books of accounts as verified by the CA (in Column-B) 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)	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	4 87 14 900	4 87 14 900





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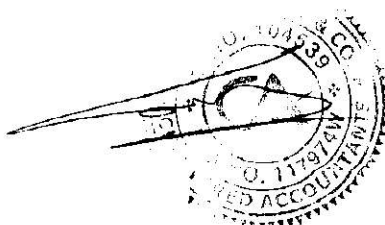
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ii Development Cost/Cost of Construction:			
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	6 97 76 300	
a (ii)	Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		2 46 32 246
a (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.	1 25 00 000	22 38 544
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	20 00 000	13 03 147
c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	1 46 50 000	76 88 065
Sub-Total of Development Cost		9 89 26 300	3 58 62 002

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A	14 76 41 200
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B	8 45 76 902
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	0%
5		Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	57.29%
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	8 45 76 902
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	2 94 40 000
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	5 51 36 902





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Details of RERA Account

Bank Name	THE GUJARAT STATE CO OP BANK LTD.
Branch Name	GIFT CITY BRANCH
Account No.	108000810520
IFSC Code	GSCB0000001
Opening Balance as on 01/03/2019	1 000
Deposit during the period	24 57 000
Amount Withdrawn during the period	24 57 000
Closing Balance as on 31/05/2019	1 000

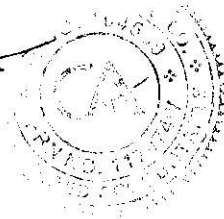
This certificate is being issued for RERA compliance for the Company (**Promoter's Name : PALM DEVELOPERS and Project's Name : RADHE KUTIR**) and is based on the records and documents produced before me and explanations provided to me by the management of the Company; based on the verification of books of accounts till date 31/05/2019

Yours Faithfully,

For SURESH I. PATEL & CO.
CHARTERED ACCOUNTANTS
FIRM REG NO. 117974W

Proprietor

Membership Number 104539
Name : CA SURESH I. PATEL
UDIN : 19104539AAAABM7167



Date: 04/06/2019
Place: AHMEDABAD



Suresh I. Patel & Co.

Suresh I. Patel
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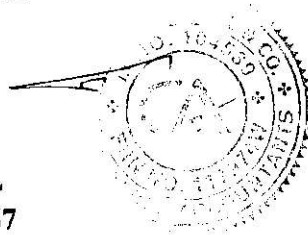
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	6 30 64 298
2		Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	3 72 59 000
3	(i)	Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts)	3 194.57
	(ii)	Estimated amount of sales proceeds in respect of unbooked apartments as per Annexure A to this certificate.	13 78 00 000
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	17 50 59 000
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.	70%

This certificate is being issued for RERA compliance for the Company (Promoter's Name : PALM DEVELOPERS and Project's Name : RADHE KUTIR) and is based on the records and documents produced before me and explanations provided to me by the management of the Company; based on the verification of books of accounts till date 31/05/2019

Yours Faithfully,
Signature of Chartered Accountant
For SURESH I. PATEL & CO.
CHARTERED ACCOUNTANTS
FIRM REG NO. 117974W


Proprietor
Membership Number 104539
Name : CA SURESH I. PATEL
UDIN : 19104539AAAABM7167



Date: 04/06/2019
Place: AHMEDABAD



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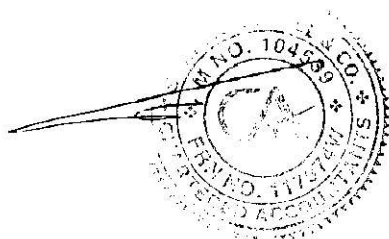
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Annexure - A

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

Sr. No	Block/ Type/ Bungalow/ Category (As per Form I)	Flat/ Bungalow/ Office/ Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/ verandah (Sq. Mts.)	Open TarreccArea (Sq.Mts.)	Unit Consideration as per Agreement (as per clause 1(b) of the Model Form of Agreement to be entered between Promoter and allottee(s)/ letter of Allotment	Received Amount	Balance Amount
1	TYPE A	3	159.37	10.14	26.04	69 50 000	69,50,000	0
2	TYPE A	4	159.37	10.14	26.04	69 50 000	69,50,000	0
3	TYPE C	22	158.83	10.14	26.04	65 00 000	20 00 000	45 00 000
4	TYPE C	23	158.83	10.14	26.04	65 00 000	4,01,000	60 99 000
5	TYPE C	26	158.83	10.14	26.04	65 50 000	10,00,000	55 50 000
6	TYPE A	6	159.37	10.14	26.04	70 00 000	12,00,000	58 00 000
7	TYPE C	21	158.83	10.14	26.04	65 00 000	40 40 000	24 60 000
8	TYPE C	24	158.83	10.14	26.04	65 50 000	36,00,000	29 50 000
9	TYPE C	27	158.83	10.14	26.04	66 00 000	23 00 000	43 00 000
10	TYPE C	28	158.83	10.14	26.04	66 00 000	10 00 000	56 00 000
Total			1,589.92	101.40	260.40	6 67 00 000	2 94 41 000	3 72 59 000

	Total Proposed	Total Booked
No of Garages	0	0
No of Covered Parking	0	0
No of Open Parking	30	0





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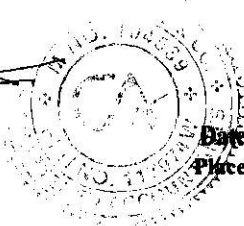
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(Unbooked Inventory Valuation)
Of the Residential/commercial premises Rs. _____ per sqm.
(Amount in Rs.)

Sr. No	Block/ Type/ Bungalow/ Category (As per Form I)	Flat/Bungl ow/Office No	Carpet Area (in Sq. Mts.)	Area of exclusive balcony/ verandah (Sq. Mts.)	Open Tarrecc Area	Estimated Amount of sale Proceed
1	TYPE C	18	158.83	10.14	26.04	64 50 000
2	TYPE A	1	159.37	10.14	26.04	70 50 000
3	TYPE A	2	159.37	10.14	26.04	70 00 000
4	TYPE A	5	159.37	10.14	26.04	70 00 000
5	TYPE A	7	159.37	10.14	26.04	70 00 000
6	TYPE A	8	159.37	10.14	26.04	70 00 000
7	TYPE A	9	159.37	10.14	26.04	70 00 000
8	TYPE A	10	159.37	10.14	26.04	70 00 000
9	TYPE C	16	158.83	10.14	26.04	70 00 000
10	TYPE C	17	158.83	10.14	26.04	64 00 000
11	TYPE C	19	158.83	10.14	26.04	64 50 000
12	TYPE C	20	158.83	10.14	26.04	64 50 000
13	TYPE C	25	158.83	10.14	26.04	65 50 000
14	TYPE C	29	158.83	10.14	26.04	66 25 000
15	TYPE C	30	158.83	10.14	26.04	66 50 000
16	TYPE C	31	149.82	10.14	26.04	76 50 000
17	TYPE D	32	164.63	7.57	26.04	72 25 000
18	TYPE D	33	164.63	7.57	26.04	67 00 000
19	TYPE E	34	164.63	7.57	26.04	68 50 000
20	TYPE E	35	164.63	7.57	26.04	77 50 000
Total			3194.57	192.52	520.80	13 78 00 000

For SURESH I. PATEL & CO.
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