



AMIT V KEDIA & ASSOCIATES

CHARTERED ACCOUNTANTS



CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWL OF MONEY)

Cost of Real Estate Project "RISHI VENTOSO" State West Bengal, HIRA Registration Number : (HIRA/P/NOR/2018/000065)

Project Name=RISHI VENTOSO

Sr. No	Particulars	Amount (in Rs.)	
		Estimated As on 31/03/2019	Incurred & Paid As on 31/03/2019
		(Column - A)	(Column - B)
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	9,57,49,358.23	9,57,49,358.23
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	N.A.	N.A.
c	Acquisition cost of TDR (if any)	N.A.	N.A.
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.	N.A.	N.A.
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	N.A.	N.A.
f	Under Rehabilitation Scheme:		
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	N.A.	N.A.
(ii)	Actual Cost of construction of 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)	N.A.	N.A.
(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.	N.A.	N.A.
(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.	N.A.	N.A.
Sub-Total of Land Cost		9,57,49,358.23	9,57,49,358.23



ii Development Cost/Cost of Construction:			
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A) [including Infrastructure Cost]	41,52,02,500.00	
a (ii)	Actual Cost of Construction incurred 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)		1,09,13,535.00
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. [Including DLP, CSR, Marketing Cost and Brokerage]		96,01,872.00
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.		89,45,645.00
c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:		
Sub-Total of Development Cost		41,52,02,500.00	2,94,61,052.00
2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A		51,09,51,858.23
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B		12,52,10,410.23
4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		-
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)		24.51%
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)		12,52,10,410.23
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		10,99,108.90
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		12,41,11,301.33

This certificate is being issued for HIRA compliance for the Company M/s. RISHINOX BUILDWELL LLP for Project "RISHI VENTOSO" and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Signature of Chartered Accountant
For AMIT V KEDIA & ASSOCIATES

Vinod Kumar Jai
Partner
Name: VINOD KUMAR JAI
(Membership Number: 438020)
UDIN: 19438020AAAAAH7544



Date: 01.07.2019
Place: Jaipur

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	38,57,41,448.00
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)	1,43,35,978.00
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts) - Apartment Carpet Area is 91226 sq. ft. and Built up area of open terrace is 1692 sq. ft	92918 Sq. Ft.
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate. [Estimated as per Current Rates and subject to change]	54,33,17,580.00
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	55,76,53,558.00
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.	0.70

This certificate is being issued for HIRA compliance for the Company M/s. RISHINOX BUILDWELL LLP for Project "RISHI VENTOSO" and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Signature of Chartered Accountant
For AMIT V KEDIA & ASSOCIATES




Partner
Name: VINOD KUMAR JAT
(Membership Number: 438020)
UDIN: 19438020AAAAAH7544

Date: 01.07.2019
Place: Jaipur

Annexure – A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory as on 31.03.2019

HIRA Registration Number :(HIRA/P/NOR/2018/000065)

(Amount in Rs)

Project Name=RISHI VENTOSO

Sr. No	Flat/ Bungalow/ Office No	Carpet Area (in Sq. FT.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
As per Separate Sheet Attached			1,61,93,585.00	18,57,607.00	1,43,35,978.00
Total			1,61,93,585.00	18,57,607.00	1,43,35,978.00

Unsold Inventory Valuation as on 31.03.2019
Of the Residential/commercial premises Rs. 54,33,17,580.00

(Amount in Rs.)

Sr. No	Flat/ Bungalow/ Office No	Carpet Area (in Sq. FT.)	Unit Consideration as per Agreement/Letter of Allotment
As per Separate Sheet Attached		92918	54,33,17,580.00
Total		92918	54,33,17,580.00

Signature of Chartered Accountant
For AMIT V KEDIA & ASSOCIATES

Partner
Name: VINOD KUMAR JAT
(Membership Number: 438020)
UDIN: 19438020AAAAAH7544Date: 01.07.2019
Place: Jaipur

Annexure - A (i) - Sold Units till 31.03.2019

Block	Floor	Unit Type	Flat ID	BHK	Status	Carpet - Area (Sq. Ft)	Terrace area (Sq. Ft) (If saleable)	UNIT TOTAL CONSIDRATIO N	TOTAL AMOUNT RECEIVED	BALANCE Receivable
1	9th	Normal	9A	3	Normal	765	-	46,87,960.00	2,08,000.00	44,79,960.00
1	9th	Normal	9B	2	Agreement Done	580	-	34,21,375.00	3,69,842.00	30,51,533.00
3	3rd	Normal	3M	3	Normal	737	-	44,83,200.00	1,12,000.00	43,71,200.00
4	7th	Normal	7P	2	Agreement Done	576	-	36,01,050.00	11,67,765.00	24,33,285.00
TOTAL						2,658.00	-	1,61,93,585.00	18,57,607.00	1,43,35,978.00



Annexure - B- Un-Sold Units as on 31.03.2019

Block	Floor	Unit Type	Flat ID	BHK	Status	Carpet - Area (Sq. Ft)	Terrace area (Sq. Ft)	Total Estimated Consideration
Block-1	2nd	Normal	2-A	3BHK	Unsold	765.00	113	46,29,520.00
		Normal	2-B	2BHK	Unsold	580.00	108	37,45,080.00
		Normal	2-C	2BHK	Unsold	580.00	146	38,68,960.00
		Normal	2-D	3BHK	Unsold	571.00	256	42,04,740.00
	3rd	Normal	3-A	3 BHK	Unsold	765.00	0	42,78,975.00
		Normal	3-B	2 BHK	Unsold	580.00	0	34,06,875.00
		Normal	3-C	2 BHK	Unsold	580.00	0	34,06,875.00
		Normal	3-D	2 BHK	Unsold	571.00	0	33,83,950.00
	4th	Normal	4-A	3 BHK	Unsold	765.00	0	42,96,810.00
		Normal	4-B	2 BHK	Unsold	580.00	0	34,20,750.00
		Normal	4-C	2 BHK	Unsold	580.00	0	34,20,750.00
		Normal	4-D	2 BHK	Unsold	571.00	0	33,97,720.00
	5th	Normal	5-A	3 BHK	Unsold	765.00	0	43,14,645.00
		Normal	5-B	2 BHK	Unsold	580.00	0	34,34,625.00
		Normal	5-C	2 BHK	Unsold	580.00	0	34,34,625.00
		Normal	5-D	2 BHK	Unsold	571.00	0	34,11,490.00
	6th	Normal	6-A	3 BHK	Unsold	765.00	0	43,32,480.00
		Normal	6-B	2 BHK	Unsold	580.00	0	34,48,500.00
		Normal	6-C	2 BHK	Unsold	580.00	0	34,48,500.00
		Normal	6-D	2 BHK	Unsold	571.00	0	34,25,260.00
	7th	Normal	7-A	3 BHK	Unsold	765.00	0	43,50,315.00
		Normal	7-B	2 BHK	Unsold	580.00	0	34,62,375.00
		Normal	7-C	2 BHK	Unsold	580.00	0	34,62,375.00
		Normal	7-D	2 BHK	Unsold	571.00	0	34,39,030.00
	8th	Normal	8-A	3 BHK	Unsold	765.00	0	43,68,150.00
		Normal	8-B	2 BHK	Unsold	580.00	0	34,76,250.00
		Normal	8-C	2 BHK	Unsold	580.00	0	34,76,250.00
		Normal	8-D	2 BHK	Unsold	571.00	0	34,52,800.00
	9th	Normal	9-C	2 BHK	Unsold	580.00	0	34,90,125.00
		Normal	9-D	2 BHK	Unsold	571.00	0	34,66,570.00
	10th	Normal	10-A	3 BHK	Unsold	765.00	0	44,03,820.00
		Normal	10-B	2 BHK	Unsold	580.00	0	35,04,000.00
		Normal	10-C	2 BHK	Unsold	580.00	0	35,04,000.00
		Normal	10-D	2 BHK	Unsold	571.00	0	34,80,340.00
	11th	Normal	11-A	3 BHK	Unsold	765.00	0	44,21,655.00
		Normal	11-B	2 BHK	Unsold	580.00	0	35,17,875.00
		Normal	11-C	2 BHK	Unsold	580.00	0	35,17,875.00
		Normal	11-D	2 BHK	Unsold	571.00	0	34,94,110.00
	2nd	Normal	2-E	3 BHK	Unsold	765.00	157	47,72,960.00
		Normal	2-F	2 BHK	Unsold	580.00	49	35,52,740.00
Normal		2-G	2 BHK	Unsold	580.00	178	39,73,280.00	



Block	Floor	Unit Type	Flat ID	BHK	Status	Carpet - Area (Sq. Ft)	Terrace area (Sq. Ft)	Total Estimated Consideration	
Block-2	3rd	Normal	2-H	2 BHK	Unsold	571.00	201	40,25,440.00	
		Normal	3-E	3 BHK	Unsold	765.00	0	42,78,975.00	
		Normal	3-F	2 BHK	Unsold	580.00	0	34,06,875.00	
		Normal	3-G	2 BHK	Unsold	580.00	0	34,06,875.00	
		Normal	3-H	2 BHK	Unsold	571.00	0	33,83,950.00	
	4th	Normal	4-E	3 BHK	Unsold	765.00	0	42,96,810.00	
		Normal	4-F	2 BHK	Unsold	580.00	0	34,20,750.00	
		Normal	4-G	2 BHK	Unsold	580.00	0	34,20,750.00	
		Normal	4-H	2 BHK	Unsold	571.00	0	33,97,720.00	
	5th	Normal	5-E	3 BHK	Unsold	765.00	0	43,14,645.00	
		Normal	5-F	2 BHK	Unsold	580.00	0	34,34,625.00	
		Normal	5-G	2 BHK	Unsold	580.00	0	34,34,625.00	
		Normal	5-H	2 BHK	Unsold	571.00	0	34,11,490.00	
	6th	Normal	6-E	3 BHK	Unsold	765.00	0	43,32,480.00	
		Normal	6-F	2 BHK	Unsold	580.00	0	34,48,500.00	
		Normal	6-G	2 BHK	Unsold	580.00	0	34,48,500.00	
		Normal	6-H	2 BHK	Unsold	571.00	0	34,25,260.00	
	7th	Normal	7-E	3 BHK	Unsold	765.00	0	43,50,315.00	
		Normal	7-F	2 BHK	Unsold	580.00	0	34,62,375.00	
		Normal	7-G	2 BHK	Unsold	580.00	0	34,62,375.00	
		Normal	7-H	2 BHK	Unsold	571.00	0	34,39,030.00	
	8th	Normal	8-E	3 BHK	Unsold	765.00	0	43,68,150.00	
		Normal	8-F	2 BHK	Unsold	580.00	0	34,76,250.00	
		Normal	8-G	2 BHK	Unsold	580.00	0	34,76,250.00	
		Normal	8-H	2 BHK	Unsold	571.00	0	34,52,800.00	
	9th	Normal	9-E	3 BHK	Unsold	765.00	0	43,85,985.00	
		Normal	9-F	2 BHK	Unsold	580.00	0	34,90,125.00	
		Normal	9-G	2 BHK	Unsold	580.00	0	34,90,125.00	
		Normal	9-H	2 BHK	Unsold	571.00	0	34,66,570.00	
	10th	Normal	10-E	3 BHK	Unsold	765.00	0	44,03,820.00	
		Normal	10-F	2 BHK	Unsold	580.00	0	35,04,000.00	
		Normal	10-G	2 BHK	Unsold	580.00	0	35,04,000.00	
		Normal	10-H	2 BHK	Unsold	571.00	0	34,80,340.00	
	11th	Normal	11-E	3 BHK	Unsold	765.00	0	44,21,655.00	
		Normal	11-F	2 BHK	Unsold	580.00	0	35,17,875.00	
		Normal	11-G	2 BHK	Unsold	580.00	0	35,17,875.00	
		Normal	11-H	2 BHK	Unsold	571.00	0	34,94,110.00	
	1st	Normal	1-M	3 BHK	Unsold	737.00	149	46,26,260.00	
		2nd	Normal	2-J	2 BHK	Unsold	570.00	156	38,55,920.00
			Normal	2-K	2 BHK	Unsold	580.00	50	35,56,000.00
			Normal	2-L	2 BHK	Unsold	580.00	47	35,46,220.00
			Normal	2-M	3 BHK	Unsold	737.00	82	44,07,840.00



Block	Floor	Unit Type	Flat ID	BHK	Status	Carpet - Area (Sq. Ft)	Terrace area (Sq. Ft)	Total Estimated Consideration
Block-3	3rd	Normal	3-J	2 BHK	Unsold	570.00	0	34,06,875.00
		Normal	3-K	2 BHK	Unsold	580.00	0	34,06,875.00
		Normal	3-L	2 BHK	Unsold	580.00	0	41,57,800.00
	4th	Normal	4-J	2 BHK	Unsold	570.00	0	33,74,690.00
		Normal	4-K	2 BHK	Unsold	580.00	0	34,20,750.00
		Normal	4-L	2 BHK	Unsold	580.00	0	34,20,750.00
		Normal	4-M	3 BHK	Unsold	737.00	0	41,75,080.00
	5th	Normal	5-J	2 BHK	Unsold	570.00	0	33,88,355.00
		Normal	5-K	2 BHK	Unsold	580.00	0	34,34,625.00
		Normal	5-L	2 BHK	Unsold	580.00	0	34,34,625.00
		Normal	5-M	3 BHK	Unsold	737.00	0	41,92,360.00
	6th	Normal	6-J	2 BHK	Unsold	570.00	0	34,02,020.00
		Normal	6-K	2 BHK	Unsold	580.00	0	34,48,500.00
		Normal	6-L	2 BHK	Unsold	580.00	0	34,48,500.00
		Normal	6-M	3 BHK	Unsold	737.00	0	42,09,640.00
	7th	Normal	7-J	2 BHK	Unsold	570.00	0	34,15,685.00
		Normal	7-K	2 BHK	Unsold	580.00	0	34,62,375.00
		Normal	7-L	2 BHK	Unsold	580.00	0	34,62,375.00
		Normal	7-M	3 BHK	Unsold	737.00	0	42,26,920.00
	8th	Normal	8-J	2 BHK	Unsold	570.00	0	34,29,350.00
		Normal	8-K	2 BHK	Unsold	580.00	0	34,76,250.00
		Normal	8-L	2 BHK	Unsold	580.00	0	34,76,250.00
		Normal	8-M	3 BHK	Unsold	737.00	0	42,44,200.00
	9th	Normal	9-J	2 BHK	Unsold	570.00	0	34,43,015.00
		Normal	9-K	2 BHK	Unsold	580.00	0	34,90,125.00
		Normal	9-L	2 BHK	Unsold	580.00	0	34,90,125.00
		Normal	9-M	3 BHK	Unsold	737.00	0	42,61,480.00
	10th	Normal	10-J	2 BHK	Unsold	570.00	0	34,56,680.00
		Normal	10-K	2 BHK	Unsold	580.00	0	35,04,000.00
		Normal	10-L	2 BHK	Unsold	580.00	0	35,04,000.00
		Normal	10-M	3 BHK	Unsold	737.00	0	42,78,760.00
	11th	Normal	11-J	2 BHK	Unsold	570.00	0	34,70,345.00
		Normal	11-K	2 BHK	Unsold	580.00	0	35,17,875.00
		Normal	11-L	2 BHK	Unsold	580.00	0	35,17,875.00
		Normal	11-M	3 BHK	Unsold	737.00	0	42,96,040.00
	1st	Normal	1-N	2 BHK	Unsold	566.00	0	33,04,980.00
		Normal	1-P	2 BHK	Unsold	576.00	0	33,14,760.00
		Normal	1-Q	2 BHK	Unsold	545.00	0	31,45,240.00
	2nd	Normal	2-N	2 BHK	Unsold	566.00	0	33,04,980.00
		Normal	2-P	2 BHK	Unsold	576.00	0	33,14,760.00
		Normal	2-Q	2 BHK	Unsold	545.00	0	31,45,240.00
			Normal	3-N	2 BHK	Unsold	566.00	0



Block	Floor	Unit Type	Flat ID	BHK	Status	Carpet - Area (Sq. Ft)	Terrace area (Sq. Ft)	Total Estimated Consideration	
Block-4	3rd	Normal	3-P	2 BHK	Unsold	576.00	0	33,28,275.00	
		Normal	3-Q	2 BHK	Unsold	545.00	0	31,57,975.00	
	4th	Normal	4-N	2 BHK	Unsold	566.00	0	33,31,920.00	
		Normal	4-P	2 BHK	Unsold	576.00	0	33,41,790.00	
		Normal	4-Q	2 BHK	Unsold	545.00	0	31,70,710.00	
	5th	Normal	5-N	2 BHK	Unsold	566.00	0	33,45,390.00	
		Normal	5-P	2 BHK	Unsold	576.00	0	33,55,305.00	
		Normal	5-Q	2 BHK	Unsold	545.00	0	31,83,445.00	
	6th	Normal	6-N	2 BHK	Unsold	566.00	0	33,58,860.00	
		Normal	6-P	2 BHK	Unsold	576.00	0	33,68,820.00	
		Normal	6-Q	2 BHK	Unsold	545.00	0	31,96,180.00	
	7th	Normal	7-N	2 BHK	Unsold	566.00	0	33,82,335.00	
		Normal	7-Q	2 BHK	Unsold	545.00	0	32,08,915.00	
	8th	Normal	8-N	2 BHK	Unsold	566.00	0	33,85,800.00	
		Normal	8-P	2 BHK	Unsold	576.00	0	33,95,850.00	
		Normal	8-Q	2 BHK	Unsold	545.00	0	32,21,650.00	
	9th	Normal	9-N	2 BHK	Unsold	566.00	0	33,99,270.00	
		Normal	9-P	2 BHK	Unsold	576.00	0	34,09,365.00	
		Normal	9-Q	2 BHK	Unsold	545.00	0	32,34,385.00	
	10th	Normal	10-N	2 BHK	Unsold	566.00	0	34,12,740.00	
		Normal	10-P	2 BHK	Unsold	576.00	0	34,22,880.00	
		Normal	10-Q	2 BHK	Unsold	545.00	0	32,47,120.00	
	11th	Normal	11-N	2 BHK	Unsold	566.00	0	34,26,210.00	
		Normal	11-P	2 BHK	Unsold	576.00	0	34,36,395.00	
		Normal	11-Q	2 BHK	Unsold	545.00	0	32,59,855.00	
	TOTAL						91226.00	1,692.00	54,33,17,580.00

