

ANNEXURE-2

CHARTERED ACCOUNTANT'S CERTIFICATE

Name of the Promoter : **Singhania Buildcon Pvt. Ltd.**

Name of the Project : **Harshit Landmark (Phase-II, Block C & D).**

**Subject: CA Certificate for the sums received, Collector's guideline value of unsold inventory and the percentage of future receivables to be deposited in the CG-RERA Designated Account, by the Promoter.**

1. This certificate is being issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016; read along with the Chhattisgarh Real Estate (Regulation and Development) Rules, 2017, and orders/circulars and notifications issued by CG-RERA from time to time.
2. I/We have obtained all necessary informations/details and explanation from the Promoter, during the course of our verification, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Promoter for the period ending **2017-18**; and hereby certify that:

Sr.No.	Particulars	Rs. In Lakh
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred as per the Certificate issued by the Engineer and by the verification of the books done, for the cost incurred)	<b>1616.53</b>
2.	Balance receivables amount from sold plots/apartments/buildings as per <b>Annexure-A</b> of this certificate	<b>294.83</b>

For, Singhania Buildcon Pvt. Ltd.

  
Director



3.	(i) Balance Unsold area (To be certified by the promoter and to be verified by the CA from the records and books of accounts)	<b>194 Units</b>
	(ii) Estimated amount of sales proceeds in respect of unsold plots/apartments/buildings (calculated as per collector's guideline value multiplied by unsold area as on the date of certificate, to be calculated and certified by the CA as per <b>Annexure-A</b> of this certificate.	<b>2029.81</b>
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	<b>2324.64</b>

This certificate is being issued on specific request of **Singhania Buildcon Pvt. Ltd.** (Promoter's Name) for CG-RERA compliance. The certificate is based on the information/records/documents/books of accounts of the Promoter, and is true to the best of my knowledge and belief.

Place : Raipur

Date :30/05/2018

**For, Manoj Sandhya Agrawal & Asso.**  
Chartered Accountants

For, Singhania Buildcon Pvt. Ltd.

Director



**Manoj Agrawal**  
(Proprietor)

Membership No 077684

ANNEXURE-A

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

**Sold Inventory**

Sr. No.	Apartment/ Plot/Building No.	Carpet Area (in sq.mtr.)	Rate of selling as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	C 204	42.28	1931956.00	1821116.00	110840.00
2	C 210	28.54	1589050.00	1318615.00	270435.00
3	C 301	42.28	1857650.00	2102694.00	0.00
4	C 302	41.85	3088000.00	0.00	3088000.00
5	C 310	28.54	1505750.00	1411017.00	94733.00
6	C 401	42.28	1857650.00	1631811.00	225839.00
7	C 402	41.85	1857650.00	2062765.00	-205115.00
8	C 403	41.85	2101886.00	2032000.00	69886.00
9	C 404	42.28	2106800.00	1961307.00	145493.00
10	C 405	28.54	1484850.00	1433666.00	51184.00
11	C 501	42.28	1717450.00	1423584.00	293866.00
12	C 504	42.28	1841450.00	220000.00	1621450.00
13	C 506	28.54	1224350.00	1360731.00	0.00
14	C 510	28.54	1146200.00	727100.00	419100.00
15	C 605	28.54	1250400.00	1001000.00	249400.00
16	C 701	42.28	2233155.00	2233155.00	0.00
17	C 702	41.85	2233000.00	2233000.00	0.00
18	C 703	41.85	1647350.00	633155.00	1014195.00
19	C 704	42.28	1402000.00	1271780.00	130220.00
20	C 705	28.54	1146200.00	1129018.00	17182.00
21	C 706	28.54	1172250.00	1033398.00	138852.00
22	C 708	28.54	1324875.00	650000.00	674875.00
23	C 710	28.54	1250400.00	1213948.00	36452.00
24	C 801	42.28	1577250.00	122500.00	1454750.00
25	C 802	41.85	1577250.00	599500.00	977750.00
26	C 803	41.85	1402000.00	751000.00	651000.00
27	C 804	42.28	1402000.00	942000.00	460000.00
28	C 805	28.54	1245150.00	1087437.00	157713.00
29	C 807	28.54	1276450.00	1200312.00	76138.00

For, Singhania Buildcon Pvt. Ltd.

Director



30	C 808	28.54	1185000.00	984072.00	200928.00
31	C 810	28.54	1500000.00	1500000.00	0.00
32	C 901	42.28	1366950.00	1380000.00	0.00
33	C 902	41.85	1921901.00	1921901.00	0.00
34	C 903	41.85	1437050.00	1577547.00	0.00
35	C 904	42.28	1507150.00	1678492.00	0.00
36	C 905	28.54	1120150.00	1305447.00	0.00
37	C 906	28.54	1042000.00	1066975.00	0.00
38	C 907	28.54	1068050.00	19500.00	1048550.00
39	C 908	28.54	1120150.00	1291650.00	0.00
40	C 909	28.54	1068050.00	1046654.00	21396.00
41	C 910	28.54	1068050.00	1050505.00	17545.00
42	C 1001	42.28	1296850.00	724100.00	572750.00
43	C 1002	41.85	1226750.00	1136677.00	90073.00
44	C 1003	41.85	1226750.00	1137111.00	89639.00
45	C 1004	42.28	1633778.00	670000.00	963778.00
46	C 1005	28.54	1130850.00	1231001.00	0.00
47	C 1006	28.54	988750.00	787000.00	201750.00
48	C 1008	28.54	1224350.00	122500.00	1101850.00
49	C 1009	28.54	1068050.00	1251346.00	0.00
50	C 1010	28.54	1049800.00	910195.00	139605.00
51	D 101	41.85	2554300.00	50000.00	2504300.00
52	D 102	41.85	2457921.00	11000.00	2446921.00
53	D 112	41.85	2405800.00	1738820.00	666980.00
54	D 115	41.85	2282200.00	2282925.00	0.00
55	D 116	41.85	2554300.00	230000.00	2324300.00
56	D 601	41.85	1935650.00	1051896.00	883754.00
57	D 602	41.85	2031950.00	1645881.00	386069.00
58	D 605	41.85	1952500.00	1796000.00	156500.00
59	D 606	41.85	1787250.00	1100000.00	687250.00
60	D 702	41.85	1700447.00	1355505.00	344942.00
61	D 707	41.85	1730400.00	1234305.00	496095.00
62	D 901	41.85	1906450.00	1420824.00	485626.00
63	D 902	41.85	1730400.00	1115900.00	614500.00
64	D 909	41.85	1730400.00	1200231.00	530169.00
65	D 1015	41.85	1450650.00	1353117.00	97533.00
66	D 1016	41.85	1550652.00	1364500.00	186152.00
<b>TOTAL</b>		<b>2435.37</b>	<b>105462121.00</b>	<b>77351186.00</b>	<b>29483193.00</b>

For, Singhania Buildcon Pvt. Ltd.

Director



**(Unsold Inventory Valuation)**

**Collector's Guideline Rate as on the date of Certificate**

**of the Residential /commercial premises 1st floor Rs.29417 per SQM , 2nd & 3rd Floor Rs**

**27760/ others Rs 26148 per sq.mtr.**

Sr. No.	Apartment/ Plot/Building No.	Carpet Area (in sq. mtr.)	Rate as per Collector's Guideline value
1	C 101	42.28	1173692.80
2	C 102	41.85	1161756.00
3	C 103	41.85	1161756.00
4	C 104	42.28	1173692.80
5	C 105	28.54	792270.40
6	C 106	28.54	792270.40
7	C 107	28.54	792270.40
8	C 108	28.54	792270.40
9	C 109	28.54	792270.40
10	C 110	28.54	792270.40
11	C 201	42.28	1173692.80
12	C 202	41.85	1161756.00
13	C 203	41.85	1161756.00
14	C 205	28.54	792270.40
15	C 206	28.54	792270.40
16	C 207	28.54	792270.40
17	C 208	28.54	792270.40
18	C 209	28.54	792270.40
19	C 303	41.85	1094293.80
20	C 304	42.28	1105537.44
21	C 305	28.54	746263.92
22	C 306	28.54	746263.92
23	C 307	28.54	746263.92
24	C 308	28.54	746263.92
25	C 309	28.54	746263.92
26	C 406	28.54	746263.92
27	C 407	28.54	746263.92
28	C 408	28.54	746263.92
29	C 409	28.54	746263.92
30	C 410	28.54	746263.92
31	C 502	41.85	1094293.80
32	C 503	41.85	1094293.80
33	C 505	28.54	746263.92
34	C 507	28.54	746263.92

For, Singhania Buildcon Pvt. Ltd.

Director



35	C 508	28.54	746263.92
36	C 509	28.54	746263.92
37	C 601	42.28	1105537.44
38	C 602	41.85	1094293.80
39	C 603	41.85	1094293.80
40	C 604	42.28	1105537.44
41	C 606	28.54	746263.92
42	C 607	28.54	746263.92
43	C 608	28.54	746263.92
44	C 609	28.54	746263.92
45	C 610	28.54	746263.92
46	C 707	28.54	746263.92
47	C 709	28.54	746263.92
48	C 806	28.54	746263.92
49	C 809	28.54	746263.92
50	C 1007	28.54	746263.92
51	D 103	41.85	1161756.00
52	D 104	41.85	1161756.00
53	D 105	41.85	1161756.00
54	D 106	41.85	1161756.00
55	D 107	41.85	1161756.00
56	D 108	41.85	1161756.00
57	D 109	41.85	1161756.00
58	D 110	41.85	1161756.00
59	D 111	41.85	1161756.00
60	D 113	41.85	1161756.00
61	D 114	41.85	1161756.00
62	D 201	41.85	1161756.00
63	D 202	41.85	1161756.00
64	D 203	41.85	1161756.00
65	D 204	41.85	1161756.00
66	D 205	41.85	1161756.00
67	D 206	41.85	1161756.00
68	D 207	41.85	1161756.00
69	D 208	41.85	1161756.00
70	D 209	41.85	1161756.00
71	D 210	41.85	1161756.00
72	D 211	41.85	1161756.00
73	D 212	41.85	1161756.00
74	D 213	41.85	1161756.00
75	D 214	41.85	1161756.00
76	D 215	41.85	1161756.00

For, Singhania Buildcon Pvt. Ltd.

Director



77	D 216	41.85	1161756.00
78	D 301	41.85	1094293.80
79	D 302	41.85	1094293.80
80	D 303	41.85	1094293.80
81	D 304	41.85	1094293.80
82	D 305	41.85	1094293.80
83	D 306	41.85	1094293.80
84	D 307	41.85	1094293.80
85	D 308	41.85	1094293.80
86	D 309	41.85	1094293.80
87	D 310	41.85	1094293.80
88	D 311	41.85	1094293.80
89	D 312	41.85	1094293.80
90	D 313	41.85	1094293.80
91	D 314	41.85	1094293.80
92	D 315	41.85	1094293.80
93	D 316	41.85	1094293.80
94	D 401	41.85	1094293.80
95	D 402	41.85	1094293.80
96	D 403	41.85	1094293.80
97	D 404	41.85	1094293.80
98	D 405	41.85	1094293.80
99	D 406	41.85	1094293.80
100	D 407	41.85	1094293.80
101	D 408	41.85	1094293.80
102	D 409	41.85	1094293.80
103	D 410	41.85	1094293.80
104	D 411	41.85	1094293.80
105	D 412	41.85	1094293.80
106	D 413	41.85	1094293.80
107	D 414	41.85	1094293.80
108	D 415	41.85	1094293.80
109	D 416	41.85	1094293.80
110	D 501	41.85	1094293.80
111	D 502	41.85	1094293.80
112	D 503	41.85	1094293.80
113	D 504	41.85	1094293.80
114	D 505	41.85	1094293.80
115	D 506	41.85	1094293.80
116	D 507	41.85	1094293.80
117	D 508	41.85	1094293.80
118	D 509	41.85	1094293.80

For, Singhania Buildcon Pvt. Ltd.

Director



119	D 510	41.85	1094293.80
120	D 511	41.85	1094293.80
121	D 512	41.85	1094293.80
122	D 513	41.85	1094293.80
123	D 514	41.85	1094293.80
124	D 515	41.85	1094293.80
125	D 516	41.85	1094293.80
126	D 603	41.85	1094293.80
127	D 604	41.85	1094293.80
128	D 607	41.85	1094293.80
129	D 608	41.85	1094293.80
130	D 609	41.85	1094293.80
131	D 610	41.85	1094293.80
132	D 611	41.85	1094293.80
133	D 612	41.85	1094293.80
134	D 613	41.85	1094293.80
135	D 614	41.85	1094293.80
136	D 615	41.85	1094293.80
137	D 616	41.85	1094293.80
138	D 701	41.85	1094293.80
139	D 703	41.85	1094293.80
140	D 704	41.85	1094293.80
141	D 705	41.85	1094293.80
142	D 706	41.85	1094293.80
143	D 708	41.85	1094293.80
144	D 709	41.85	1094293.80
145	D 710	41.85	1094293.80
146	D 711	41.85	1094293.80
147	D 712	41.85	1094293.80
148	D 713	41.85	1094293.80
149	D 714	41.85	1094293.80
150	D 715	41.85	1094293.80
151	D 716	41.85	1094293.80
152	D 801	41.85	1094293.80
153	D 802	41.85	1094293.80
154	D 803	41.85	1094293.80
155	D 804	41.85	1094293.80
156	D 805	41.85	1094293.80
157	D 806	41.85	1094293.80
158	D 807	41.85	1094293.80
159	D 808	41.85	1094293.80
160	D 809	41.85	1094293.80

or, Singnania Buildcon Pvt. Ltd.

Director





161	D 810	41.85	1094293.80
162	D 811	41.85	1094293.80
163	D 812	41.85	1094293.80
164	D 813	41.85	1094293.80
165	D 814	41.85	1094293.80
166	D 815	41.85	1094293.80
167	D 816	41.85	1094293.80
168	D 903	41.85	1094293.80
169	D 904	41.85	1094293.80
170	D 905	41.85	1094293.80
171	D 906	41.85	1094293.80
172	D 907	41.85	1094293.80
173	D 908	41.85	1094293.80
174	D 910	41.85	1094293.80
175	D 911	41.85	1094293.80
176	D 912	41.85	1094293.80
177	D 913	41.85	1094293.80
178	D 914	41.85	1094293.80
179	D 915	41.85	1094293.80
180	D 916	41.85	1094293.80
181	D 1001	41.85	1094293.80
182	D 1002	41.85	1094293.80
183	D 1003	41.85	1094293.80
184	D 1004	41.85	1094293.80
185	D 1005	41.85	1094293.80
186	D 1006	41.85	1094293.80
187	D 1007	41.85	1094293.80
188	D 1008	41.85	1094293.80
189	D 1009	41.85	1094293.80
190	D 1010	41.85	1094293.80
191	D 1011	41.85	1094293.80
192	D 1012	41.85	1094293.80
193	D 1013	41.85	1094293.80
194	D 1014	41.85	1094293.80
<b>TOTAL</b>		<b>7655.63</b>	<b>202981278.80</b>

Sh. Singhania Buildcon Pvt. Ltd.

Director



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