



CHARTERED ACCOUNTANT'S CERTIFICATE

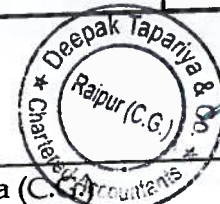
Name of the Promoter: SANSAR BUILDCON PRIVATE LIMITED

Name of the Project: Shristi's Palazzo.

**Subject: CA Certificate for the sums received, Collector's guideline value of unsold inventory and the percentage of future receivables.**

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. We have obtained all necessary information / details and explanation from the Promoter, during the course of our verification, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of Promoter for the period ending 15<sup>th</sup> May, 2018; and hereby certify that:

Sr. No.	Particulars	Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (As per management confirmation)	NIL Project Completed



*Pravir*

Head Office: Naka Para Main Road Sukma (C.G.)  
Branch: Beside Pushpak Apartment, Chota Para, Nalghar Chowk, Raipur - 490001 (C.G.)  
Mo.No. +91-9770896289, Phone: 0771-4041001, e-mail: tapariya.ca@gmail.com

2.	Balance receivables amount from sold plots/apartments/buildings as per Annexure-A of this certificate	Rs. 1,36,96,000
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)	4938.11 Sq. mtr
	(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 Annexure-A of this certificate.	Rs.15,13,49,032
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	Rs.16,50,45,032

This certificate is being issued on specific request of **SANSAR BUILDCON PRIVATE LIMITED** 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.

For, **Deepak Tapariya & Co.**  
Chartered Accountants  
FRN: 017521C

*Rupesh*  
CA Rupesh *Raid*  
(Partner)

M.No.429973



Date: 15.05.2018  
Place: Raipur

Head Office: Naka Para Main Road Sukma (C.G.)  
Branch: Beside Pushpak Apartment, Chota Para, Nalghar Chowk, Raipur - 490001 (C.G.)  
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**SANSAR BUILDICON PRIVATE LIMITED - SHRISTI'S PLAZZO**

**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	A-907	119.18	34,45,000	28,01,000	6,44,000
2	B-1010	113.94	37,48,000	5,00,000	32,48,000
3	B-4005	96.97	32,15,000	5,11,000	27,04,000
4	C-2	192.17	54,00,000	7,00,000	47,00,000
5	C-4	192.17	49,00,000	25,00,000	24,00,000
<b>Total</b>			<b>2,07,08,000</b>	<b>70,12,000</b>	<b>1,36,96,000</b>



**SANSAR BUILDICON PRIVATE LIMITED - SHRISTI'S PLAZZO**

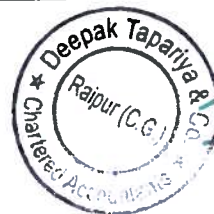
**ANNEXURE - A**

**Usold Inventory Valuation**

**As per Collector's Guidline Rate as on the date of Certificate**

Sr. No.	Apartment/Plot/Building No	Carpet Area (in sq. mtr.)	Value as per Collector's Guidline Rate
1	A-1003	119.18	35,53,466
2	A-1004	119.18	35,53,466
3	A-1006	119.18	35,53,466
4	A-1007	119.18	35,53,466
5	A-1008	82.03	24,45,803
6	B-1001	132.00	39,35,707
7	B-1005	96.97	28,91,254
8	B-1007	94.35	28,13,136
9	B-1008	113.75	33,91,565
10	B-1011	131.48	39,20,202
11	B-1012	133.81	39,89,674
12	B-2005	96.97	28,91,254
13	B-2007	95.67	28,52,493
14	B-2011	135.57	40,42,150
15	B-2012	136.86	40,80,612
16	B-3005	96.97	28,91,254
17	B-3007	95.67	28,52,493
18	B-3011	135.57	40,42,150
19	B-4007	95.67	28,52,493
20	B-4011	135.57	40,42,150
21	B-5003	91.07	27,15,339
22	B-5005	96.97	28,91,254
23	B-5006	103.10	30,74,025
24	B-5007	95.67	28,52,493
25	B-5009	95.82	28,56,965
26	B-5010	113.94	33,97,230
27	B-5011	135.57	40,42,150
28	Shop No-10	50.52	16,65,576
29	Office FF-01	72.31	21,78,556
30	Office FF-05	52.05	15,68,162
31	Office FF-06	76.48	23,04,189
32	Office SF-05	52.05	15,68,162
33	Office SF-06	76.48	23,04,189
34	Office TF-01	113.25	32,10,932
35	Office TF-02	100.32	28,44,333
36	Office TF-03	18.90	5,35,864
37	Office TF-04	74.70	21,17,939
38	1A	8.27	2,46,578
39	1B	8.27	2,46,578
40	2A	8.27	2,46,578
41	4C	8.27	2,46,578
42	6A	8.27	2,46,578
43	6B	8.27	2,46,578
44	7C	8.27	2,46,578
45	8A	8.27	2,46,578
46	8B	8.27	2,46,578
47	9A	8.27	2,46,578
48	9B	8.27	2,46,578

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*Handwritten signature*

Sr. No.	Apartment/Plot/Building No	Carpet Area (in sq. mtr.)	Value as per Collector's Guideline Rate
49	9C	8.27	2,46,578
50	10B	8.27	2,46,578
51	10C	8.27	2,46,578
52	C-5	179.31	55,53,218
53	C-6	179.31	55,53,218
54	C-7	179.31	55,53,218
55	D-3	193.19	69,87,224
56	D-4	193.19	69,87,224
57	D-5	193.19	69,87,224
<b>Total</b>		<b>4938.11</b>	<b>15,13,49,032</b>



*Ravind*