

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Mr. Shrikrishna Pralhad Chaudhari
Proprietor – Pyramid Realtorss,
Plot No. 26/7, Shrikrishna Bungalow,
Gangapur Road, Nashik

Subject: Report on Statement of Accounts on project fund utilization and withdrawn by Shrikrishna Pralhad Chaudhari Proprietor of Pyramid Realtorss for the period from 01/04/2018 to 31/03/2019 with respect to Lambodar Divine RERA Regn. Number P49700016542.

1. This certificate is issued accordance with provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. I have obtained all the necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Pyramid Realtorss for the period ended 31st March, 2019 and hereby certify that:
 - i. Shrikrishna Chaudhari Prop. Pyramid Realtorss have completed 77% of the project titled Lambodar Divine Regn No. P49700016542 located at Plot No. 16, 17, 18, 19, 20A, 20B in S. No. 63 at Kukdel, Shahade, Nandurbar, - 425409
 - ii. Amount collected during the year for this project is Rs.Nil and amount collected till date is Rs. Nil



iii. Amount withdrawn during the year for this project is **Rs. Nil** and amount withdrawn till date is **Rs. Nil**

4. I certify that the Shrikrishna Chaudhari Prop. Pyramid Realtorss has utilized the amounts collected for Lambodar Divine project only for that project and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of the project.

for Pratik Vaidya & Associate

Chartered Accountants

FRN: 136236W



CA. Pratik S. Vaidya

Proprietor

M. No. 150219

UDIN - 19150219AAAAAT8600



Date: 25/09/2019

Place: Nashik

FORM-3 (see Regulation 3)				
CHARTERED ACCOUNTANT'S CERTIFICATE				
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)				
Cost Of Real Estate Project MahaRERA Registration Number P49700016542 Lamobdar Divine				
Sr.		Particulars	Amount (Rs.) Estimated	Amount (Rs.) Incurred
I	(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.	Rs.15,79,215.00	Rs.15,79,215.00
	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.		
		FSI	Rs.1,81,685.00	Rs.1,81,685.00
		Development Charges	Rs.50,100.00	Rs.50,100.00
		Labour Cess	Rs.1,56,315.00	Rs.1,56,315.00
		Security Deposit as per DCR Clause no. 6.2.11	Yet to be charged	Yet to be charged
		Premium Charged for enclosed Balcony	Rs.10,962.00	Rs.10,962.00
	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	Rs.13,500.00	Rs.13,500.00
	e.	Land Premium payable as per annual Statements of rates (ASR) for redevelopment of land owned by public authorities.		
	f.	Under Rehabilitation scheme:		
	(i)	Estimated construction cost of Rehab building including site development and infrastructure for the same as certified by Engineer.		
	(ii)	Actual cost of construction of Rehab building incurred as per the books of accounts as verified By the CA		
		Note :(for total cost of construction Incurred, Minimum of (i) or (ii) is to be Considered)		

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		(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. Overheads cost.		
		(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.		
			Sub-Total of LAND COST	Rs.19,91,777.00	Rs.19,91,777.00
	(ii)		Development cost / Cost of Construction		
		a.	(i) Estimated Cost of Construction as certified by Engineer	Rs.1,45,02,972.00	
			(ii) Actual cost of construction incurred as Per the books of accounts as verified by the CA		Rs.1,06,59,614.03
			Note: (for adding to total cost of construction incurred, minimum of (i) or(ii) is to be considered)		
			(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.	Rs.4,50,000.00	Rs.3,99,586.80
		b.	Payment of taxes, cess, fees, charges, premiums, interest etc to any statutory authority.		
			Regional Town Planning Scrutiny Fees	Rs.500.00	Rs.500.00
		c.	Principle sum and interest payable to financial institutions, scheduled banks, non banking financial institution(NRFC) or money lenders on construction funding or money borrowed for construction;		



			Sub -Total of Development Cost	Rs.1,49,53,472.00	Rs.1,10,59,700.83
2			Total Estimated Cost of the Real Estate Project (I(i)+I(ii)) of Estimated Column	Rs.1,69,45,249.00	
3			Total Cost Incurred of the Real Estate Project (I(i)+I(ii)) of Incurred Column		Rs.1,30,51,477.83
4			% completion of Construction Work (As per project Architect's Certificate)		
5			Proportion of the cost incurred on land cost and % construction cost to the total estimated cost. (3/2 %)	77.02%	
6			Amount which can be withdrawn from the Designated Account Total Estimated cost *proportion of cost incurred (Sr. number 2 *Sr. number 5)	Rs.1,30,51,477.83	
			Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	Rs.0.00	
			Net Amount which can be withdrawn from the designated bank account under this certificate		Rs.1,30,51,477.83

This certificate is being issued for MahaRERA compliance for the Pyramid Realtorss Prop.: Shrikrishna Pralhad Chaudhari and is based on the records and documents produced before me and explanations provided to me by the Proprietor.

Yours Faithfully

For Pratik Vaidya & Associates
Chartered Accountants

Pratik Vaidya



CA Pratik S. Vaidya
Proprietor
M. No. 150219
Date: 25/09/2019
Place: Nashik

UDIN - 1915049AAAAA09982