

R S P H & Associates

Chartered Accountants

Office No 48, 5th Floor, Business Bay, Next to Kotak Bank,
Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar,
Nashik, Maharashtra 422002

**FORM 3**

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE**(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)**

Date:31.01.2024

To,
The Designated Partner,
Katariya Land Developers & Builders LLP,
CTS No 572/1, Station Road,
Near Nagar Palika, Nandurbar - 425412.

Subject: Certificate of Financial Progress of Work of "C B MARKET" having Maha RERA Registration Number **P49700049824** being developed by **Katariya Land Developer & Builders LLP** located at CTS No 572/1, Station Road, Near Nagar Palika, Nandurbar - 425412.

Sir,

This certificate is being issued for RERA compliance for the "C B MARKET" having Maha RERA Registration Number **P49700049824** being developed by **Katariya Land Developer & Builders LLP** and is based on the records and documents produced before me and explanations provided to me by the management of the firm.

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.		Particulars	Estimated Cost (At the time of Registration of Project)
(1)		(2)	(3)
1	(i)	Land Cost :	
		a) Value of the Land as ascertained from the Annual Statement of Rates (ASR)	43,37,859.20
		b) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	0.00
		c) Estimated Acquisition cost of TDR (if any)	0.00
		d) Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the state or Central Government, towards stamp duty, transfer charges, registration fees etc; and	11,46,400.00

		e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
		f) Under Rehabilitation scheme:	
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
		(ii) Estimated 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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0.00
		(iii) Estimated 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.	0.00
		(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	0.00
		Sub-Total of Land Cost	54,84,259.20
	(ii)	Development Cost / Cost of Construction of Building	
		a) Estimated Cost of Construction as certified by Engineer.	6,85,62,542.00
		b) Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	0.00
		c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc.	1,09,70,006.00
		d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	0.00
		e) Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	1,20,74,994.00
		Sub-total of Development Cost:	9,16,07,542.00
		Total Cost of the Project (Estimated)	9,70,91,801.20

Table B - Actual Cost Incurred on the Project (as on 31.12.2023)

Sr. No.	Particulars	Actual (Rs.) Incurred
(1)	(2)	(3)
1	Land Cost	
	(a) Value of land as ascertained from the Annual Statement of Rates (ASR)	43,37,859.20
	(b) Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area and any other incentive/ concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	0.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	0.00
	(d) Amounts paid to State Government/UT Administration or competent authority or any other statuory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	11,46,400.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	0.00
	(f) Under Rehabilitation scheme:	
	i. Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	0.00
	(a) Cost Incurred for consruction of rehab including site development and infrastructure for the same as certified by Engineer.	0.00
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0.00
	ii. Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accomodation or rent in lieu of Transit Accommodation,overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0.00
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	0.00
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub -Total of Land Cost	54,84,259.20

2	Development Cost/ Cost of Construction	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	2,78,27,803.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by the Engineer.	2,78,27,803.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	2,78,27,803.00
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	2,29,130.00
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	0.00
	(v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	16,94,017.00
	Sub-Total of Development Cost:	2,97,50,950.00
3	Total Cost of the Project (Actual incurred as on date of certificate)	3,52,35,209.20
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	36.29%
5	Amount which can be withdrawn from the Designated Account	3,52,35,209.20
	Less: Amount withdrawn till date of this certificate from the Designated Account	0.00
6	Net Amount which can be withdrawn from the Designated Bank A/c under this certificate.	3,52,35,209.20

*Pass through charges or indirect taxes not included in incurred cost of the project.

Table C
Statement of Calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr No.	Unit Nos.	Carpet Area (in Sq.Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
	Total		0.00	0.00	0.00

*Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr. No.	Unit Nos.	Carpet Area (in SQM)	Units Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
	Ground Floor		
1	1	9.00	2,64,860.00
2	2	9.00	2,64,860.00
3	3	9.00	2,64,860.00
4	4	9.00	2,64,860.00
5	5	9.00	2,64,860.00
6	6	9.00	2,64,860.00
7	7	9.00	2,64,860.00
8	8	9.00	2,64,860.00
9	9	9.00	2,64,860.00
10	10	9.00	2,64,860.00
11	11	9.00	2,64,860.00
12	12	9.00	2,64,860.00
13	13	9.00	2,64,860.00
14	14	9.00	2,64,860.00
15	15	9.00	2,64,860.00
16	16	9.00	2,64,860.00
17	17	9.00	2,64,860.00
18	18	9.00	2,64,860.00
19	19	9.00	2,64,860.00
20	20	9.00	2,64,860.00
21	21	9.00	2,64,860.00
22	22	9.00	2,64,860.00
23	23	9.00	2,64,860.00
24	24	9.00	2,64,860.00
25	25	9.00	2,64,860.00
26	26	9.00	2,64,860.00
27	27	9.00	2,64,860.00
28	28	9.00	2,64,860.00
29	29	9.00	2,64,860.00
30	30	9.00	2,64,860.00
31	31	9.00	2,64,860.00
32	32	9.00	2,64,860.00
33	33	9.00	2,64,860.00
34	34	9.00	2,64,860.00

35	35	9.00	2,64,860.00
36	36	9.00	2,64,860.00
37	37	9.00	2,64,860.00
38	38	9.00	2,64,860.00
39	39	9.00	2,64,860.00
40	40	9.00	2,64,860.00
41	41	9.00	2,64,860.00
42	42	9.00	2,64,860.00
43	43	9.00	2,64,860.00
44	44	9.00	2,64,860.00
	First Floor		
45	1	9.00	2,64,860.00
46	2	9.00	2,64,860.00
47	3	9.00	2,64,860.00
48	4	9.00	2,64,860.00
49	5	9.00	2,64,860.00
50	6	9.00	2,64,860.00
51	7	9.00	2,64,860.00
52	8	9.00	2,64,860.00
53	9	9.00	2,64,860.00
54	10	9.00	2,64,860.00
55	11	9.00	2,64,860.00
56	12	9.00	2,64,860.00
57	13	9.00	2,64,860.00
58	14	9.00	2,64,860.00
59	15	9.00	2,64,860.00
60	16	9.00	2,64,860.00
61	17	9.00	2,64,860.00
62	18	9.00	2,64,860.00
63	19	9.00	2,64,860.00
64	20	9.00	2,64,860.00
65	21	9.00	2,64,860.00
66	22	9.00	2,64,860.00
67	23	9.00	2,64,860.00
68	24	9.00	2,64,860.00
69	25	9.00	2,64,860.00
70	26	9.00	2,64,860.00
71	27	9.00	2,64,860.00
72	28	9.00	2,64,860.00
73	29	9.00	2,64,860.00
74	30	9.00	2,64,860.00
75	31	9.00	2,64,860.00
76	32	9.00	2,64,860.00
77	33	9.00	2,64,860.00
78	34	9.00	2,64,860.00
79	35	9.00	2,64,860.00
80	36	9.00	2,64,860.00
81	37	9.00	2,64,860.00
82	38	9.00	2,64,860.00
83	39	9.00	2,64,860.00
84	40	9.00	2,64,860.00
85	41	9.00	2,64,860.00
86	42	9.00	2,64,860.00
87	43	9.00	2,64,860.00
88	44	9.00	2,64,860.00
	Second Floor		
89	1	9.00	2,64,860.00
90	2	9.00	2,64,860.00
91	3	9.00	2,64,860.00
92	4	9.00	2,64,860.00

93	5	9.00	2,64,860.00
94	6	9.00	2,64,860.00
95	7	9.00	2,64,860.00
96	8	9.00	2,64,860.00
97	9	9.00	2,64,860.00
98	10	9.00	2,64,860.00
99	11	9.00	2,64,860.00
100	12	9.00	2,64,860.00
101	13	9.00	2,64,860.00
102	14	9.00	2,64,860.00
103	15	9.00	2,64,860.00
104	16	9.00	2,64,860.00
105	17	9.00	2,64,860.00
106	18	9.00	2,64,860.00
107	19	9.00	2,64,860.00
108	20	9.00	2,64,860.00
109	21	9.00	2,64,860.00
110	22	9.00	2,64,860.00
111	23	9.00	2,64,860.00
112	24	9.00	2,64,860.00
113	25	9.00	2,64,860.00
114	26	9.00	2,64,860.00
115	27	9.00	2,64,860.00
116	28	9.00	2,64,860.00
117	29	9.00	2,64,860.00
118	30	9.00	2,64,860.00
119	31	9.00	2,64,860.00
120	32	9.00	2,64,860.00
121	33	9.00	2,64,860.00
122	34	9.00	2,64,860.00
123	35	9.00	2,64,860.00
124	36	9.00	2,64,860.00
125	37	9.00	2,64,860.00
126	38	9.00	2,64,860.00
127	39	9.00	2,64,860.00
128	40	9.00	2,64,860.00
129	41	9.00	2,64,860.00
130	42	9.00	2,64,860.00
131	43	9.00	2,64,860.00
132	44	9.00	2,64,860.00
	Third Floor		
133	A1	68.49	14,12,520.00
134	A2	41.02	8,45,910.00
135	A3	40.61	8,37,440.00
136	A4	40.61	8,37,440.00
137	A5	41.02	8,45,910.00
138	A6	33.51	6,91,190.00
139	B1	68.49	14,12,520.00
140	B2	41.02	8,45,910.00
141	B3	40.61	8,37,440.00
142	B4	40.61	8,37,440.00
143	B5	41.02	8,45,910.00
144	B6	33.51	6,91,190.00
	Total	1718.05	4,59,02,340.00

Table D
Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	6,18,56,592.00
2	Balance amount receivable from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of Accounts)(Sq. Mtr.)	1,718.05
	(ii) Estimated amount of sales proceed in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	4,59,02,340.00
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	4,59,02,340.00
5	(To be Filled for Ongoing Projects only) 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	N.A.

Table E
Designated Bank Account Details

Sr. No	Particulars	Designated Bank Account Details The Hasti Co-Op. Bank Ltd. A/c No.: 004001100001597
		Actual Amount till Date (From 13.07.2022 to till 31.12.2023)
1	Opening Balance	0.00
2	Deposits	5,43,47,813.00
3	Withdrawals	5,30,17,109.40
4	Closing Balance	13,30,703.60

Note:

As per information provided to us by the management, total deposits in the designated bank account are funds not related to collection from customers .

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account. **(Not Applicable since there is no collection/booking from prospective customers till the date of certificate as per bank statement provided to us by the management).**

I hereby certify that **Katariya Land Developers & Builders LLP** has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project. **(Not Applicable since there is no collection/booking from prospective customers till the date of certificate as per bank statement provided to us by the management).**

Table F
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (Proposed and indicative)	Proposed/ Estimated (As on 31.12.2023) (in Rs.)	Actual (As on 31.12.2023) (In Rs.)
1.	Own Funds	1,20,91,801.20	1,00,000.00	1,00,000.00
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	7,00,00,000.00	7,00,00,000.00	2,31,33,490.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	1,19,91,801.20	1,20,01,719.20
4.	Customer Receipts used for Project	1,50,00,000.00	1,50,00,000.00	0.00
5.	Total Funds for Project	9,70,91,801.20	9,70,91,801.20	3,52,35,209.20
6.	Total Estimated Cost (as per Table A)	9,70,91,801.20	9,70,91,801.20	3,52,35,209.20

Table G
Any Comments/Observations of CA

1	The Expression "incurred" would mean amount of product or service received, creating debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.
2	All the estimates of the project are taken as self- certified by the management.
3	The estimates & actuals relating to means of finance are taken as self-certified by the management.
4	The total cost incurred is taken as per books of accounts produced before us as on 31.12.2023
5	In Table C-Unsold Inventory, we have mentioned ASR value of each unit as required in the certificate as provided by the management. As per information provided by promoter units will be sold at higher rate then ready reckoner rate and the project will be in profit.
6	The details of unsold area i.e Unit No., Carpet Area and Valuation as per ready reckoner rate is taken as provided by the management.
7	Land Cost is taken as per ASR value provided by the management of the entity.
8	The own funds under Table F includes the effect of difference in purchase cost of Land and ASR value of Land as provided by the management of entity.

Yours faithfully,
For RSPH and Associates
Chartered Accountants
FRN: 003013N

**Paresh
Prakash
Sabadra**

Digitally signed by
Paresh Prakash
Sabadra
Date: 2024.01.31
13:06:18 +05'30'



CA Paresh P. Sabadra
Partner
Membership No.: 119544
UDIN: 24119544BJZWLZ9921
Place: Nashik
Date: 31.01.2024

Agreed and accepted by:

**DEEPAK
LALCHAND
KATARIYA**

Signature of Promoter
Name: Deepak L. Katariya
Designation: Partner
Date: 31.01.2024

Digitally signed by DEEPAK
LALCHAND KATARIYA
Date: 2024.02.01 13:05:24
+05'30'