M/s Pratik D.Jain & Associates
Chartered Accountants

Office No. 7, Madhumalati Market, Above HDFC ATM, Sarda Circle, Nashik-422001.
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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: 02/07/2025

To,
The Partners,
Siddhivinayak Engineer And Contractors,
37/1 , Deopur, Dhule

Subject: Certificate of Financial Progress of Work of **"Suman Apartment"** having Maha RERA Registration Number: **P49800034964** being developed by **Siddhivinayak Engineer And Contractors.**

Sir,

This certificate is being issued for RERA compliance for the **"Suman Apartment"** having Maha RERA Registration Number: **P49800034964** being developed by **Siddhivinayak Engineer And Contractors** 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 (As latest provided by the promoter)

Sr. No.		Particulars	Estimated Cost (As latest provided by the promoter)
(1)		(2)	(3)
1	(i)	**Land Cost :**	
		a) Value of the Land as ascertained from the Annual Statement of Rates (ASR)	49,50,000.00
		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	3,27,760.00
		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 rehabilition component	0.00
		Sub-Total of Land Cost	**52,77,760.00**
	(ii)	**Development Cost / Cost of Construction of Building**	
		a) Estimated Cost of Construction as certified by Engineer.	2,33,73,689.00
		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.	0.00
		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.	0.00
		Sub-total of Development Cost:	**2,33,73,689.00**
		Total Cost of the Project (Estimated)	**2,86,51,449.00**

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

**Estimated cost shall be revised throught correction application.

Table B - Actual Cost Incurred on the Project (As on 31.03.2023)

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)	49,50,000.00
	(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.	3,27,760.00
	(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.	0.00
	Sub -Total of Land Cost	**52,77,760.00**

2	**Development Cost/ Cost of Construction**	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	41,91,510.60
	(a) Construction cost incurred including site development and infrastructure for the same as certified by the Engineer.	41,91,510.60
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	41,91,510.60
	(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.	0.00
	(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.	0.00
	Sub-Total of Development Cost:	**41,91,510.60**
3	Total Cost of the Project (Actual incurred as on date of certificate)	94,69,270.60
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	33.05%
5	Amount which can be withdrawn from the Designated Account	94,69,270.60
6	Less: Amount withdrawn till date of this certificate from the Designated Account	0.00
7	**Net Amount which can be withdrawn from the Designated Bank A/c under this certificate.**	**94,69,270.60**

*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 No.	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	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 No.	Carpet Area (in SQM)	Units Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	101	59.03	12,10,055.97
2	102	75.28	15,43,164.72
3	201	63.70	13,05,786.30
4	202	64.24	13,16,855.76
5	203	52.34	10,72,917.66
6	204	55.12	11,29,904.88
7	301	62.50	12,81,187.50
8	302	63.70	13,05,786.30
9	303	64.24	13,16,855.76
10	304	52.34	10,72,917.66
11	305	55.12	11,29,904.88
12	401	62.50	12,81,187.50
13	402	63.70	13,05,786.30
14	403	64.24	13,16,855.76
15	404	52.34	10,72,917.66
16	405	55.12	11,29,904.88
17	501	62.50	12,81,187.50
18	502	63.70	13,05,786.30
19	503	64.24	13,16,855.76
20	504	52.34	10,72,917.66
21	505	55.12	11,29,904.88
	Total	1263.41	2,58,98,641.59

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)	1,91,82,178.40
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.)	1263.41
	(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	2,58,98,641.59
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	2,58,98,641.59
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 IDBI Bank A/c No.: 48312010001613 Actual Amount till Date (From 01.04.2022 to till 31.03.2023)
1	Opening Balance	27,96,812.75
2	Deposits	1,13,21,603.32
3	Withdrawals	1,40,81,039.15
4	Closing Balance	37,376.92

Note :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).***

I hereby certify that Siddhivinayak Engineer And Contractors 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).***

Table F

Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (Proposed and indicative)	Proposed/ Estimated (As on 31.03.2023) (in Rs.)	Actual (As on 31.03.2023) (In Rs.)
1.	Own Funds	1,00,51,449.00	50,00,000.00	50,00,000.00
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	3,00,00,000.00	2,00,00,000.00	44,69,270.60
4.	Customer Receipts used for Project	1,86,00,000.00	36,51,449.00	0.00
5.	**Total Funds for Project**	**5,86,51,449.00**	**2,86,51,449.00**	**94,69,270.60**
6.	**Total Estimated Cost (as per Table A)**	**2,86,51,449.00**	**2,86,51,449.00**	**94,69,270.60**

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 Promoter and Engineer.
3	The estimates & actuals relating to means of finance are taken as self-certified by the Promoter.
4	The total cost incurred is taken as per unaudited books of accounts produced before us as on 31.03.2023, Invoices of expenses incurred are not verified by us.
5	The details of unsold area i.e Flat No., Carpet Area and Valuation as per ready reckoner rate is taken as provided by the promoter.

Yours faithfully,
For Pratik D. Jain & Associates
Chartered Accountants

M/S. PRATIK D. JAIN & ASSOCIATES
FRN 157225W
CHARTERED ACCOUNTANT

CA Pratik D. Jain
Proprietor
M. No- 610534
FRN: 157225W
UDIN: 25610534BMJFQN5268
Date: 02/07/2025
Place: Nashik

Agreed and accepted by:
For, Siddhivinayak Engineer And Contractors

Signature of Promoter
Name: Ramesh J. Koli
Designation: Partner
Date: 02/07/2025