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 :10.05.2025

To,
The Partners,
Jai Shree Krishna Dream Homes Builders and Developers
Plot No.26, Vrindavan, 100ft Ring Road,
Samrat Nagar, Dhule-424001.

Subject: Certificate of Financial Progress of Work of **"KRUSHNAKUNJ HEIGHTS"** situated at, S No. 40/2/B, Plot No. -08 CTS 4783, Deopur Dhule, having Maha RERA Registration Number: **P49800048814** being developed by **Jai Shree Krishna Dream Homes Builders and Developers.**

Sir,

This certificate is being issued for RERA compliance for the **"KRUSHNAKUNJ HEIGHTS"** having Maha RERA Registration Number **P49800048814** being developed by **Jai Shree Krishna Dream Homes Builders and Developers** 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)	21,44,808.00
		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.	5,27,877.00
		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	4,63,000.00
		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	**31,35,685.00**
	(ii)	**Development Cost / Cost of Construction of Building**	
		a) Estimated Cost of Construction as certified by Engineer.	3,05,00,000.00
		b) Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	
		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.	10,00,000.00
		d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	5,07,092.00
		e) Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	20,00,000.00
		Sub-total of Development Cost:	**3,40,07,092.00**
		Total Cost of the Project (Estimated)	**3,71,42,777.00**

*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 31.03.2025)

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)	21,44,808.00
	(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.	5,27,877.00
	(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	4,63,000.00
	(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	**31,35,685.00**

2	**Development Cost/ Cost of Construction**	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	1,46,22,193.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by the Engineer.	1,47,66,900.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	1,46,22,193.00
	(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.	4,15,550.00
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	5,07,092.00
	(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:	**1,55,44,835.00**
3	Total Cost of the Project (Actual incurred as on date of certificate)	1,86,80,520.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	50.29%
5	Amount which can be withdrawn from the Designated Account	1,86,80,520.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	10,51,000.00
7	**Net Amount which can be withdrawn from the Designated Bank A/c under this certificate.**	1,76,29,520.00

*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.	Flat No.	Carpet Area (in Sq.Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	404	55.93	35,00,000.00	10,51,000.00	24,49,000.00
	Total	55.93	35,00,000.00	10,51,000.00	24,49,000.00

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

Unsold Inventory

Sr. No.	Flat Nos.	Carpet Area (in SQM)	Units Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	101	55.93	14,20,622.00
2	102	55.93	14,20,622.00
3	103	55.93	14,20,622.00
4	104	55.93	14,20,622.00
5	201	55.93	14,20,622.00
6	202	55.93	14,20,622.00
7	203	55.93	14,20,622.00
8	204	55.93	14,20,622.00
9	301	55.93	14,20,622.00
10	302	55.93	14,20,622.00
11	303	55.93	14,20,622.00
12	304	55.93	14,20,622.00
13	401	55.93	14,20,622.00
14	402	55.93	14,20,622.00
15	403	55.93	14,20,622.00
16	501	55.93	14,20,622.00
17	502	55.93	14,20,622.00
18	503	55.93	14,20,622.00
19	504	55.93	14,20,622.00
	Total	1,062.67	2,69,91,818.00

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)	1,84,62,257.00
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)	24,49,000.00
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.) **(As provided by the Management)**	1,062.67
	(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	2,69,91,818.00
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	2,94,40,818.00
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. since New Project as per RERA Application

Table E

Designated Bank Account Details

Sr. No	Particulars	Designated Bank Account Details HDFC Bank Ltd A/c No. 99909423916152
		Actual Amount till Date (Till 31.03.2025)
1	Opening Balance	0.00
2	Deposits	10,51,002.00
3	Withdrawals	10,51,000.00
4	Closing Balance	2.00

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.

I hereby certify that **Jai Shree Krishna Dream Homes Builders and Developers** 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. **(Refer note no.6)**

Table F

Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (Proposed and Indicative)	Proposed/ Estimated (As on 31.03.2025) (In Rs.)	Actual (As on 31.03.2025) (In Rs.)
1.	Own Funds	76,42,777.00	2,00,00,000.00	1,76,29,520.00
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	1,00,00,000.00	1,00,00,000.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	0.00
4.	Customer Receipts used for Project	1,95,00,000.00	71,42,777.00	10,51,000.00
5.	**Total Funds for Project**	**3,71,42,777.00**	**3,71,42,777.00**	**1,86,80,520.00**
6.	**Total Estimated Cost (as per Table A)**	**3,71,42,777.00**	**3,71,42,777.00**	**1,86,80,520.00**

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 till 31.03.2025 as per unaudited books of accounts produced before 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. In Table C-Unsold Inventory, we have mentioned ASR value of each unit as required in the certificate as provided by the management. As informed to us by the promoter, flats will be sold at higher rate then ready reckoner rate.
6	As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. While certifying on utilization, we have relied on the expenditure as per books of accounts produced before us which shows that the expenditures incurred on the project are more than total amount withdrawn till 31.03.2025 on cumulative basis.
7	In table C Sold Inventory, unit consideration is mentioned as provided by the Promoter.
8	The own funds under Table F includes the effect of purchase cost of land and ASR value of land as per books of accounts produced before us.

Yours faithfully,
For, RSPH & Associates
Chartered Accountants

Paresh Prakash Sabadra
Digitally signed by Paresh Prakash Sabadra
Date: 2025.05.10 11:21:56 +05'30'

RSPH & ASSOCIATES ★ FR No.3013N ★ Chartered Accountant

CA Paresh P. Sabadra
Partner
Membership No. 119544
UDIN:25119544BMFYMD5858
Date :10.05.2025
Place: Nashik

Agreed and accepted by:
For, Jai Shree Krishna Dream Homes
Builders and Developers

Name: Shantaram B.Patil
Designation:Authorised Signatory
Date :10.05.2025