

Hemchand R. Waykole

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D.T.L., G.D.C. & A., F.C.A.
M.No. 032084



M/s. H.R. WAYKOLE & CO.
CHARTERED ACCOUNTANTS
FRN - 111709 W

15, Purushottam Nagar, Near Gayatri Shaktipeeth, Jamner Road, BHUSAWAL - 425201. Dist. Jalgaon.
Tel. : Bhusawal - 223238, Mobile - 9422276064, 9890913238, 9423151073
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Ref. No.

Date :

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:

To,

The CHINTAMANI CONSTRUCTION
Jalgaon, MAHARASHTRA, 425201

Subject : Certificate of Financial Progress of Work of **PANCHAVATI PALACE** having MahaRERA Registration Number **P49900021412** being developed by **CHINTAMANI CONSTRUCTION**

Sir,

This certificate is being issued for RERA compliance for the **PANCHAVATI PALACE** having MahaRERA Registration Number **P49900021412** being developed by **CHINTAMANI CONSTRUCTION** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

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	7500000.00
	(a) Value of the land as ascertained from the Annual Statement of Rates	
	(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 GovernmentAdministration or any Statutory Authority.	
	(c) Estimated Acquisition cost of TDR (if any).	
	(d) Estimated Amounts payable to State Government/UT Administration or competent authority of any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees and	
	(e) Estimated Land Premium payable as per annual statement 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. 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, overhead cost ,amounts payable to slum dwellers, tenants apartments owners or appropriate authority or government or concessionaire, which are not refundable, and so on.	
Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project)



	iii. Estimated Cost of ASR linked premium, fees, charges and security deposits of maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	
	iv. Any other cost including interest estimated the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost	7500000.00
2	Development Cost/Cost of Construction of Building (i). Estimated Expenditure for construction. Minimum of (a) and (b) to be considered (a) Construction cost of construction incurred including site development and infrastructure for the same as certified by the engineer (b) Actual cost of construction incurred as per the books of accounts as verified by the CA	12406560.00
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	(iii) 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 costs, consumables etc.	
	(iv) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	
	(v) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	
	Sub-total of Development Cost:	12406560.00
	Total Cost of Project (Estimated)	19906560.00

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

** Estimated cost shall be revised through correction application.



Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

S.No	Particulars	Amount(Rs.)
(1)	(2)	(3)
1	Land Cost	7500000.00
	(a) Value of the land as ascertained from the Annual Statement of Rates	
	(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 Administration or any Statutory Authority	
	(c) Incurred Expenditure for Acquisition cost of TDR (if any).	
	(d)Amounts paid to State Government/UT Administration or competent authority of any other statutory authority of the State or Central Government,towards stamp duty, transfer charges,registration fees etc; and	
	(e) Land Premium paid for redevelopment of land owned by public authorities.	
	(f) Under Rehabilitation scheme : i. Incurred Expenditure construction cost for construction of rehabilitation building. Minimum of (a) or (b) to be considered (a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer. (b) Incurred Expenditure lor constrnction of rehab building as per the books of accounts as verified by the CA.	
	ii. Incurred Expenditure 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, overhead cost, amounts payable to slum dwellers,tenants apartment owners or appropriate authority or government or concessionaire, which are not refundable, and so on.	
	iii. Incurred Expenditure Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	
	iv. Any other cost including interest incurred Expenditure on the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost:	7500000.00
2	(i) Expenditure for construction. Minimum of(a) and (b) to be considered (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer (b) Actual Cost of construction incurred as pe r the books of accounts as verified by the CA.	12406560.00
	(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 (iincluding 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.	
	(iv) Incurred Expenditure towards taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	
	(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.	
	Sub-total of Development Cost:	19906560.00
3	Total Cost of the Project (Actual incurred as on date on certificate)	19906560.00
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost(Table A).	100%
5	Amount which can be withdrawn from the Designated Account	19906560.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	19906560.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	

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



Sr. No.	Particulars	Amount
2	Balance amount of receivables 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)	162.63
4	(ii) Estimated amount of sales proceeds 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	6000000.00
5	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	6000000.00
6	(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.	70.00



Table E - Designated Bank Account Details

S. No	Particulars	Designated Bank Account Details
		Account No: 01301103000017
		Bank & Branch Name: THE JALGAON PEOPELS COOPERATIVE BANK LIMITED & BHUSAWAL
		IFSC: JPCB0000013
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	0.00
2.	Deposits	23033000.00
3.	Withdrawals	23033000.00
4.	Closing balance	0.00

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 CHINTAMANI CONSTRUCTION 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.

Table F - Means of Finance

S.No	Particulars	Estimated (At time of Registration)(In Rs.) (Proposed and indicative)	Proposed/Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	19906560.00	19906560.00	8200000.00
2.	Total Borrowed funds (Secured) - Drawdown availed till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	0.00
4.	Customer Receipts used for project	0.00	0.00	0.00
5.	Total Funds for project	19906560.00	19906560.00	8200000.00
6.	Total Estimated Cost(As per Table A)	19906560.00	19906560.00	19906560.00

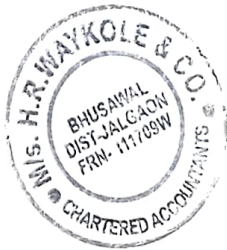


Table G - Any Comments/Observations of CA

1	Form 3 Actual Cost incurred as on 31/12/2023 is Rs 19906560/- and Project is completed on 30/12/2023. Due to non filling of QPR - Actual Cost Column is not updated here . Since its no editable field , we are uploading manual form 3 as on 31/12/2023 which is showing cost as 19906560/-
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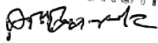
Hemchand Digitally signed by Yours Faithfully
Rupchand Hemchand
Waykole Rupchand Waykole
 Date: 2026.01.04
 18:21:56 +05'30'

Signature of Chartered Accountant

(UDIN: 26032084JQSLDX2558 and Membership Number: 032084)

Name : MS. H. R. WAYKOLE & CO

Date-04/01/2025
Agreed and accepted by:

CHINTAMANI CONSTRUCTION
Signature of Promoter: 
Name: CHINTAMANI CONSTRUCTION
Date:

