KAWDIA PARAKH & ASSOCIATES
CHARTERED ACCOUNTANTS [FRN: 104950W]

"JAI VISHVA", 269, BALIRAM PETH, JALGAON -425001
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Annexure D

FORM3

***(See* Regulation 3)**

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 10/01/2024

To.
PARAKH REALTIES,
379, Jaikisanwadi, Jalgaon

Subject: Certificate of Financial Progress of Work of PPRLBASERA- JAYNAGAR having MahaRERA Registration Number P49900050211 being developed by Parakh Realties of its Proprietor Vinaykumar Uttamchand Parakh

Sir,
This certificate is being issued for RERA compliance for the PPRLBASERA- JAYNAGAR having MahaRERA Registration Number –P49900050211 being developed by **Parakh Realties** 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
I.	**Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	2,53,00,000
	(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.	-
	(c) Estimated Acquisition cost of TDR (if any).	-
	(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·	25,91,000
	(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 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, authority or government or concess1onauc which arc not refundable and so on.	-
	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.	-
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
	Sub – Total of Land Cost:	2,78,91,000
	ii. **Development Cost/Cost of Construction of Building**	
	(a) Estimated Cost of Construction as certified by Engineer.	11,85,00,000
	(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 land mentioned as per (i) above, 1.e., salaries, consultant fees, site overheads, development works. cost of	1,89,00,000

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	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	
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	25,00,000
	(e) Interest payable to financial institutions. Scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	1,20,00,000
	Sub-total of Development Cost:	15,19,00,000
	Total Cost of the Project (Estimated)	17,97,91,000

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

Sr. No.	Particulars	Amount (Rs.)
		Incurred
1	2	3
	Land Cost	
	(a) Value of the land as ascertained from the Annual statement of Rates (ASR).	2,53,00,000
	(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.	-
	(c) Incurred Expenditure for Acquisition of TDR (if any).	-
	(d) Amounts paid 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	25,91,000
	(e) Land Premium paid for redevelopment of land owned by public authorities.	-
	(f) Under Rehabilitation scheme:	-
	i. Incurred Expenditure 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 for construction of rehab building as per the books of accounts as verified by the CA.	-
	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 accommodation or rent m lieu of Transit Accommodation. overhead cost, amounts paid to slum dwellers. tenant.;, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-
	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.	-
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub - Total of Land Cost:	2,78,91,000



S. No.	Particulars	Amount (Rs.)
		Incurred
2	**Development Cost / Cost of Construction**	
	(i) Expenditure for construction, Minimum of (a) and (b) to be considered	2,46,22,858
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	2,51,00,000
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	2,46,22,858
	(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.	-
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	26,25,555
	(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 :	2,72,48,413
3.	Total Cost of the Project (Actual incurred as on date of certificate)	5,51,39,413
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	30.66%
5.	Amount which can be withdrawn from the Designated Account.	1,69,05,744
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	98,70,000
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	70,35,744

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

S. No. (1)	**EWS (Ground Floor Only) Row House No.** (2)	**Carpet Area (in.sq. mtrs)** (3)	**Unit Consideration as per Agreement/Letter of Allotment** (4)	**Received Amount** * (5)	**Balance Receivables** (6)
1	1		-	-	-
2	2		-	-	-
3	3		-	-	-
4	4		-	-	-
	Total		-	-	-



Unsold Inventory –TYPE –A "LIG 2 BHK – GROUND & FIRST FLOOR"

S. No. (1)	ROW HOUSES No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	A 01	58.95	18,00,000
2	A 02	58.95	18,00,000
3	A 01	58.95	18,00,000
4	A 04	58.95	18,00,000
5	A 05	58.95	18,00,000
6	A 06	58.95	18,00,000
7	A 07	58.95	18,00,000
8	A 08	58.95	18,00,000
9	A 09	58.95	18,00,000
10	A 10	58.95	18,00,000
11	A 11	58.95	18,00,000
12	A 12	58.95	18,00,000
13	A 13	58.95	18,00,000
14	A 14	58.95	18,00,000
15	A 15	58.95	18,00,000
16	A 16	58.95	18,00,000
17	A 17	58.95	18,00,000
18	A 18	58.95	18,00,000
19	A 19	58.95	18,00,000
20	A 20	58.95	18,00,000
21	A 21	58.95	18,00,000
22	A 22	58.95	18,00,000
23	A 23	58.95	18,00,000
24	A 24	58.95	18,00,000
25	A 25	58.95	18,00,000
26	A 26	58.95	18,00,000
27	A 27	58.95	18,00,000
28	A 28	58.95	18,00,000
29	A 29	58.95	18,00,000
30	A 30	58.95	18,00,000
31	A 31	58.95	18,00,000
32	A 32	58.95	18,00,000
33	A 33	58.95	18,00,000
34	A 34	58.95	18,00,000
35	A 35	58.95	18,00,000
36	A 36	58.95	18,00,000
37	A 37	58.95	18,00,000
38	A 38	58.95	18,00,000
39	A 39	58.95	18,00,000
40	A 40	58.95	18,00,000
41	A 41	58.95	18,00,000
		A	**7,38,00,000**



Unsold Inventory – "TYPE- B" 1 BHK GROUND FLOOR

S. No. (1)	EWS ROW HOUSE No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	B 01	29.98	919000
2	B 02	29.98	919000
3	B 03	29.98	919000
4	B 04	29.98	919000
5	B 05	29.98	919000
6	B 06	29.98	919000
7	B 07	29.98	919000
8	B 08	29.98	919000
9	B 09	29.98	919000
10	B 10	29.98	919000
11	B 11	29.98	919000
12	B 12	29.98	919000
13	B 13	29.98	919000
14	B 14	29.98	919000
15	B 15	29.98	919000
16	B 16	29.98	919000
17	B 17	29.98	919000
18	B 18	29.98	919000
19	B 19	29.98	919000
20	B 20	29.98	919000
21	B 21	29.98	919000
22	B 22	29.98	919000
23	B 23	29.98	919000
24	B 24	29.98	919000
25	B 25	29.98	919000
26	B 26	29.98	919000
27	B 27	29.98	919000
28	B 28	29.98	919000
29	B 29	29.98	919000
30	B 30	29.98	919000
31	B 31	29.98	919000
32	B 22	29.98	919000
33	B 33	29.98	919000
34	B 34	29.98	919000
35	B 35	29.98	919000
36	B 36	29.98	919000
37	B 37	29.98	919000
38	B 38	29.98	919000
39	B 39	29.98	919000
40	B 40	29.98	919000
41	B 41	29.98	919000
42	B 42	29.98	919000
43	B 43	29.98	919000
44	B 44	29.98	919000
45	B 45	29.98	919000
46	B 46	29.98	919000
47	B 47	29.98	919000
48	B 48	29.98	919000
49	B 49	29.98	919000
50	B 50	29.98	919000
		B	**4,59,50,000**

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Unsold Inventory – "TYPE- B" 1 BHK GROUND FLOOR

S. No. (1)	EWS ROW HOUSE No.	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4)
51	B 51	29.98	919000
52	B 52	29.98	919000
53	B 53	29.98	919000
54	B 54	29.98	919000
55	B 55	29.98	919000
56	B 56	29.98	919000
57	B 57	29.98	919000
58	B 58	29.98	919000
59	B 59	29.98	919000
60	B 60	29.98	919000
61	B 61	29.98	919000
62	B 62	29.98	919000
63	B 33	29.98	919000
64	B 64	29.98	919000
65	B 65	29.98	919000
66	B 66	29.98	919000
67	B 67	29.98	919000
68	B 68	29.98	919000
69	B 69	29.98	919000
70	B 70	29.98	919000
71	B 71	29.98	919000
72	B 72	29.98	919000
73	B 73	29.98	919000
74	B 74	29.98	919000
75	B 75	29.98	919000
76	B 76	29.98	919000
77	B 77	29.98	919000
78	B 78	29.98	919000
79	B 79	29.98	919000
80	B 80	29.98	919000
81	B 81	29.98	919000
82	B 82	29.98	919000
83	B 83	29.98	919000
84	B 84	29.98	919000
85	B 85	29.98	919000
86	B 86	29.98	919000
87	B 87	29.98	919000
88	B 88	29.98	919000
89	B 89	29.98	919000
90	B 90	29.98	919000
91	B 91	29.98	919000
92	B 92	29.98	919000
93	B 93	29.98	919000
94	B 94	29.98	919000
95	B 95	29.98	919000
96	B 96	29.98	919000
97	B 97	29.98	919000
98	B 98	29.98	919000
99	B 99	29.98	919000
100	B 100	29.98	919000
		C	**4,59,50,000**

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Unsold Inventory – "TYPE- B" 1 BHK GROUND FLOOR ONLY

S. No. (1)	EWS ROW HOUSE No.	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4)
101	B 101	29.98	919000
102	B 102	29.98	919000
103	B 103	29.98	919000
104	B 104	29.98	919000
105	B 105	29.98	919000
106	B 106	29.98	919000
107	B 107	29.98	919000
108	B 108	29.98	919000
109	B 109	29.98	919000
110	B 110	29.98	919000
111	B 111	29.98	919000
112	B 112	29.98	919000
113	B 113	29.98	919000
114	B 114	29.98	919000
115	B 115	29.98	919000
116	B 116	29.98	919000
117	B 117	29.98	919000
118	B 118	29.98	919000
119	B 119	29.98	919000
120	B 120	29.98	919000
121	B 121	29.98	919000
122	B 122	29.98	919000
123	B 123	29.98	919000
124	B 124	29.98	919000
125	B 125	29.98	919000
126	B 126	29.98	919000
127	B 127	29.98	919000
128	B 128	29.98	919000
129	B 129	29.98	919000
130	B 130	29.98	919000
131	B 131	29.98	919000
132	B 132	29.98	919000
133	B 133	29.98	919000
134	B 134	29.98	919000
135	B 135	29.98	919000
136	B 136	29.98	919000
137	B 137	29.98	919000
138	B 138	29.98	919000
139	B 139	29.98	919000
140	B 140	29.98	919000
141	B 141	29.98	919000
		D	**3,76,79,000**



Unsold Inventory – "TYPE- SHOPPING GROUND FLOOR ONLY

S. No. (1)	Shopping TYPE	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Ready Reckoner Rate (4)
	SHOPPING 01		
1	SHOP 01	09.73	3,00,000
2	SHOP 02	09.73	3,00,000
3	SHOP 03	09.73	3,00,000
4	SHOP 04	09.73	3,00,000
5	SHOP 05	09.73	3,00,000
6	SHOP 06	09.73	3,00,000
7	SHOP 07	09.73	3,00,000
8	SHOP 08	09.73	3,00,000
9	SHOP 09	09.73	3,00,000
	SHOPPING 02		
	SHOP 01	09.73	3,00,000
11	SHOP 02	09.73	3,00,000
12	SHOP 03	09.73	3,00,000
13	SHOP 04	09.73	3,00,000
14	SHOP 05	09.73	3,00,000
15	SHOP 06	09.73	3,00,000
16	SHOP 07	09.73	3,00,000
17	SHOP 08	09.73	3,00,000
18	SHOP 09	09.73	3,00,000
	SHOPPING 03		
19	SHOP 01	09.73	3,00,000
20	SHOP 02	09.73	3,00,000
21	SHOP 03	09.73	3,00,000
22	SHOP 04	09.73	3,00,000
23	SHOP 05	09.73	3,00,000
24	SHOP 06	09.73	3,00,000
25	SHOP 07	09.73	3,00,000
26	SHOP 08	09.73	3,00,000
27	SHOP 09	09.73	3,00,000
	SHOPPING 04		
28	SHOP 01	08.69	3,00,000
29	SHOP 02	08.69	3,00,000
30	SHOP 03	08.69	3,00,000
31	SHOP 04	08.69	3,00,000
32	SHOP 05	08.69	3,00,000
		E	**96,00,000**
		A+B+C+D+E	**21,29,76,000**

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)	12,46,51,587
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	6950.29
	(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	21,29,76,000
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	21,29,76,000

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5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70%/4, or 100% IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account [F 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From 01/11/2023 of bank account to till date 31/12/2023)
1.	Opening Balance	Rs 09,77,058
2.	Deposits	Rs 00,00,000
3.	Withdrawals	Rs 09,77,058
4.	Closing Balance	Rs 00,00,000

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 **Parakh Realties** 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	98,00,000	17,97,91,000	4,52,69,413
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	8,00,00,000		
3.	Total Borrowed Funds (Unsecured) - Drawdown availed till date	4,00,00,000		
4.	Customer Receipts used for Project(From MHADA)	5,00,00,000		98,70,000
5.	Total Funds for Project	17,98,00,000		12,46,51,587
6.	Total Estimated Cost (As per Table A)	17,97,91,000	17,97,91,000	17,97,91,000

Table G
Any Comments/Observations of CA

1.	-
2.	
3.	

Yours Faithfully,

Signature of Chartered Accountant
Name – Tejas V. Kawadia
Membership Number – 103687
UDIN - 24103687BKEMYV4518

Agreed and accepted by:

Signature of Promoter
Name: Vinaykumar Parakh
Date: 10/01/2024

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