

SHWETA A. RUPEJA
CHARTERED ACCOUNTANT

Office Address:

B-202, Platinum Empire, Near Tiwsa Gin,
Cotton Market Road, Amravati- 444603
Mobile: +91- 8007416106; Email: shwetarupeja@gmail.com

Annexure F
FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 04/02/2023

To.
The New Saurabh Construction,
Prop.- Saurabh Raju Ingole,
Amravati-444607.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by New Saurabh Construction (Vasudeo Apartment) for the period from 08/03/2021 to 31/03/2022 with respect to MahaRERA Regn . Number **P50300033800**.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate: Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. I have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of New Saurabh Construction for the period ended 31/03/2022 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	-	-
2.	% of amount to be deposited as per act	-	-
3.	Amount to be deposited as per act (1*2)	-	-
4.	Total amount deposited in the Designated Bank	-	-
5.	% of Amount deposited in Designated Bank Account [(4)1(1)* 100]	-	-
6.	(Shortfall)/Excess deposit (3-4)	-	-



Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes / No) **N.A.**

If No. Please mention the amount not deposited.

B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank	-	-
2.	Total Deposits	-	-
3.	Total amount withdrawn	-	-
4.	Closing Balance	-	-

As specified in the Act, **All** the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? (Yes / No) **N.A.**

If No, Please provide the below details:-

Sr.No.	Date of withdrawal	Amount of Excess Withdrawals
1.	N.A.	N.A.

C. Utilization

I certify that, the New Saurabh Construction (Saurabh Raju Ingole) has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

Sr.No.	Date	Amount not utilized for Project Cost
1.	N.A.	N.A.

D. Any Qualifications / Observations of CA

1.	N.A.
2.	N.A.
3.	N.A.
4.	N.A.

Date- 04/02/2023

Place- Amravati

UDIN- 23188677BGWYAW4252



Yours Faithfully,
Shweta A. Rupeja
Chartered Accountant

Shweta A. Rupeja

CA Shweta A. Rupeja
Proprietor

Mem. No. 188677

Agreed and Accepted by:

For, New Saurabh Construction

Date- 04/02/2023

SHWETA A. RUPEJA
CHARTERED ACCOUNTANT

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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)

To: **Chandak Construction**

Date : 04/02/2023

Subject: Certificate of Financial Progress of Work of **Chandak Tower** for MahaRERA New Registration being developed by **M/s Chandak Construction**.

This certificate is being issued for RERA compliance for the **Chandak Tower** being developed by **M/s Chandak Construction** 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 i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	86,87,127.00
b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	31,20,465.00
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	-
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development 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, apartment owners or appropriate authority or government or concessionaire which are 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 Rs	118,07,592.00

		122,50,000.00
ii) Development Cost / Cost of Construction:		
a)	Estimated Cost of Construction as certified by Engineer	-
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, cost of services (including water, electricity, sewerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	15,00,000.00
d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-
e)	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	137,50,000.00
		255,57,592.00
	Total Cost of the Project (Estimated)	

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

Sr No.	Particulars	Amount (Rs.) Incurred
i) Land Cost:		
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	86,87,127.00
b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	31,20,465.00
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	-
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 books of accounts as verified by the CA.	
	ii. Incurred 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 lien 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 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 Rs	118,07,592.00
2 Development Cost / Cost of Construction:		
i)	Expenditure for construction. Minimum of (a) or (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 per books of accounts as verified by the CA.	-

	(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, cost of services (including water, electricity, sewerage), 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 project registered.	-
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-
	(e)	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	-
			118,07,592.00
3		Total Cost of the Project (Actual incurred as on date of certificate)	46.20
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	54,55,100.34
5		Amount which can be withdrawn from the Designated Account	-
6		Less: Amount withdrawn till date of this certificate from Designated Bank Account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	54,55,100.34



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

Sold Inventory				Received Amount	Balance Receivable
Sr. No.	Flat No.	Carpet Area (In Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment		
1	N.A.	N.A.	N.A.	N.A.	N.A.

Unsold Inventory Valuation (Commercial Ground floor -44200, Commercial 39100 And Residential 34000 Sq. mtr)

Sr. No.	Flat No. /Shop No.	Carpet Area (In Sq. mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	Flat No.- 101	58.22	19,79,480.00
2	201	64.46	21,91,640.00
3	301	64.46	21,91,640.00
4	401	58.22	19,79,480.00
5	501	58.22	19,79,480.00
6	601	64.46	21,91,640.00
7	701	64.46	21,91,640.00
8	Hall	264.40	103,38,040.00
9	Shop	38.85	17,17,170.00
	Total	735.75	267,60,210.00

Table D
Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost incurred)	137,50,000.00
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), (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.	(i) 735.75 Sq. mtr Balance Unsold area, (ii) 2,67,60,210/- Rs.
4	Estimated receivables of on-going project. [Sum of 2 + 3(ii)]	267,60,210.00
5	(To Be Filled for On-going 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 on-going project will be deposited in designated Account If 4 is lesser than 1, then 100% of the balance receivables of on-going project will be deposited in designated Account	N.A.

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

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 **M/s Chandak 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

Sr No.	Particulars	Estimated (At time of registration) (in Rs.) (proposed and indicative)	Proposed/ Estimated (As on date of this certificate)	Actual (As on date of this certificate) (in Rs.)
1	Own Funds	155,57,592.00	155,57,592.00	118,07,592.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	-
4	Customer Receipts used For The Project	100,00,000.00	100,00,000.00	-
5	Total Fund For The Project	255,57,592.00	255,57,592.00	255,57,592.00
6	Total Estimated Cost (As per Table A)	255,57,592.00	255,57,592.00	255,57,592.00

Table G
Any Comments / Observations of CA

Sr. No.	Comments
1	N.A.

Date - 04/02/2023
Place - Amravati
UDIN- 23188677BGWYAX2129



Yours Faithfully,
Shweta A. Rupeja
Chartered Accountant

Shweta A. Rupeja

CA Shweta A. Rupeja
Proprietor
Mem. No. 188677

Agree And Accepted By :

For, Chandak Construction
Date- 04/02/2023