

Ayush S. Kankariya

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FORM 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Quarterly Update - Of a Registered Project & Subsequent withdrawal of Money) Dec 2021

Date: 17-03-2022

Cost Of Real Estate Project

R.M.Dhariwal Greens

Yavatmal -Phase-1

MahaRERA Registration No. P51000009219

Sr. No	Particular	Amount (Rs.)	
		Estimated	Incurred
1 i.	Land Cost		
a	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	16392902	16392902
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, Fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	0	0
c	Acquisition cost of TDR (if any)		
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	668240	668240
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0	0
f	Under Rehabilitation scheme:	0	0
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	0	0
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	0
(iii)	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,	0	0
(iv)	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	0
Sub-Total of LAND COST		17061143	17061143



ii.	Development Cost/ Cost of Construction :		
a. (i)	Estimated Cost of Construction as certified by Engineer	302070175	
(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		255558597
(iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	0	29197540
b.	Payment of Taxes, cess, fees, charges, Premiums, interest etc. to any statutory Authority.	0	8502437
c.	Principal sum and 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	302070175	293258574
2	Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column]	319131318	
3	Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column]		310319717
4	% completion of Construction Work (As per Project Architect's Certificate)		100%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		97%
6	Amount Which can be withdrawn from the Designated Account (Total Estimated Cost * Proportion of cost incurred (Sr. number 2* Sr. number 5)		310319717
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		244760822
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		65558895



Designated Bank Account under this certificate

	SBI Ltd	
	A/C No	37174817792
	IFSC Code	SBIN0015039
	Branch	Yavatmal

This certificate is being issued for RERA compliance for the Company

Dhariwal And Chhoriya Developers LLP

and is based on there records and documents produced before me and explanations provided to me by the management of the Company.

Your's Faithfully,



Signature Of Chartered Accountant

(Name - Ayush S. Kankariya)



UDIN - 22125968 AF DFUM 8492

FORM-3 (TABLE 2)
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No	Particular	Amount
1	Estimated Balance Cost to Complete the Infrastructure and Proposed Sold Units of Real Estate Project. <i>(Difference of Total Estimated Project cost less Cost incurred)</i>	0
a	Estimated Balance Cost to Complete Unsold Units (Individual Bungalows) of Real Estate Project. <i>(Difference of Total Estimated Project cost less Cost incurred)</i> *Unsold Individual Bungalows units will be built only after sale of those individual unit and unit consideration as per read reckoner (Unsold Inventory) is Rs. 1,91,86,212/-	15565637
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate <i>(as certified by Chartered Accountant as verified from the records and books of Accounts)</i>	28603430
3	i. Balance Unsold area <i>(to be certified by Management and to be verified by CA from there records and books of accounts)</i>	988.98
	ii. Estimated amount of sales proceeds in respect of unsold apartments <i>(calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) As per Annexure A to this certificate</i>	19186212
4	Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	47789642
5	Amount to be deposited in Designated Account- 70% or 100% <i>IF 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account</i> <i>IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account</i>	70%

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Dhariwal And Chhoriya Developers LLP

and is based on there records and documents produced before me and explanations provided to me by the management of the Company.

Your's Faithfully,


Signature Of Chartered Accountant

(Name - Ayush S. Kankariya)



FORM-3 (Annexure A)

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

Sold Inventory

Sr. No.	Plot No.	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	P.B 2	245.51	6100000	6100000	0
2	P.B 3	245.51	6100000	5484672	615328
3	P.B 4	245.51	6500000	2450000	4050000
4	P.B 5	245.51	5640000	5640000	0
5	L.V 6	139.21	4000000	4000000	0
6	L.V 7	139.21	4000000	4000000	0
7	L.V 8	139.21	4000000	4000000	0
8	L.V 9	139.21	4000000	2896000	1104000
9	R.H 10	109.77	2800000	2800000	0
10	R.H 11	109.77	3000000	3000000	0
11	R.H 12	109.77	2700000	2700000	0
12	R.H 13	109.77	2600000	950000	1650000
13	R.H 14	109.77	4500000	4500000	0
14	R.H 15	109.77	2700000	2650000	50000
15	R.H 16	109.77	3000000	3000000	0
16	R.H 17	109.77	2400000	2400000	0
17	R.H 18	109.77	3300000	3300000	0
18	R.H 20	109.77	2600000	1719000	881000
19	R.H 21	109.77	3400000	3400000	0
20	R.H 22	109.77	2800000	691641	2108359
21	R.H 23	109.77	2800000	1388157	1411843
22	R.H 24	109.77	3100000	3100000	0
23	R.H 25	109.77	3200000	3200000	0
24	R.H 26	109.77	2600000	2600000	0
25	R.H 27	109.77	2800000	2800000	0
26	R.H 28	109.77	3000000	3000000	0
27	R.H 29	109.77	3000000	3000000	0
28	R.H 30	109.77	2600000	2600000	0
29	R.H 31	109.77	2750000	2750000	0
30	R.H 43	109.77	3200000	3100000	100000
31	R.H 44	109.77	2500000	2500000	0
32	R.H 45	109.77	2700000	2700000	0
33	R.H 46	109.77	2750000	2750000	0
34	R.H 47	109.77	2700000	2700000	0
35	R.H 48	109.77	2700000	2700000	0
36	R.H 49	109.77	3000000	1700000	1300000
37	R.H 50	109.77	3050000	3050000	0
38	R.H 51	109.77	2800000	2800000	0
39	R.H 52	109.77	2600000	2600000	0
40	R.H 53	109.77	2800000	2505000	295000
41	L.V 65	139.21	4600000	4600000	0
42	L.V 66	139.21	4200000	4200000	0

43	LV	67	139.21	4000000	2600000	1400000
44	LV	68	139.21	3625000	3460500	164500
45	LV	69	139.21	4250000	1500000	2750000
46	LV	70	139.21	3400000	2930000	470000
47	LV	71	139.21	3500000	2531000	969000
48	LV	72	139.21	4000000	4000000	0
49	LV	73	139.21	4200000	4200000	0
50	LV	74	139.21	4200000	4200000	0
51	LV	75	139.21	4000000	3800000	200000
52	LV	76	139.21	4700000	4700000	0
53	R.H	77	109.77	3200000	2904000	296000
54	R.H	78	109.77	2700000	2430000	270000
55	R.H	79	109.77	2995000	2995000	0
56	R.H	80	109.77	2700000	2700000	0
57	R.H	81	109.77	2700000	25000	2675000
58	LV	119	139.21	4200000	4200000	0
59	LV	120	139.21	4000000	4000000	0
60	LV	121	139.21	3600000	3600000	0
61	LV	122	139.21	3400000	3400000	0
62	LV	123	139.21	5350000	5350000	0
63	P.B	125	245.51	6100000	5500000	600000
64	P.B	126	245.51	6000000	5940000	60000
65	P.B	127	245.51	6800000	6800000	0
66	P.B	128	245.51	7100000	5250000	1850000
67	P.B	129	245.51	4950000	4950000	0
68	LV	153	139.21	4000000	2250000	1750000
69	LV	154	139.21	3608000	3608000	0
70	LV	155	139.21	3420000	3420000	0
71	LV	156	139.21	4000000	3200000	800000
72	LV	157	139.21	6380000	5596600	783400
73	LV	158	139.21	3420000	3420000	0
			10029.75	272088000	243484570	28603430
			Total Carpet Area		Total Received mount	Total Receivable Amount

(Unsold Inventory Valuation)				
Ready Reckoner Rate as on the date of Certificate of the Residential /commercial premises Rs.19400/- per sm.				
Sr. No.	Flat No.		Carpet Area / Plot Area (in sq. mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
1	P.B	1	245.51	4762894
2	R.H	19	109.77	2129538
3	R.H	82	109.77	2129538
4	L.V	118	139.21	2700674
5	P.B	124	245.51	4762894
6	L.V	159	139.21	2700674
			988.98	19186212
			Total Carpet Area	Total Amount