FORM- 3

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account.)

Cost of Real Estate Project named Sukrut Apartments of Mr. Shodhan Y. Joshi at Plot No.08 & 09 , Sanjay Co-operative Housing Society, Osmanpura, taluka Aurangabad, District Aurangabad PIN 431005.

Registration Number: P51500033918.

To,
The Promoter,
Sukrut Apartments,
102, Veer Shanti , Adalat Road,
Kranti Chowk, Aurangabad-431005

Date :25/08/2025

Subject : Certificate of Financial progress of work of Sukrut Apartments, having MahaRERA Registration No. P51500033918 being developed by the Promoter.

Sir,

This Certificate is being issued for RERA Compliance for the Sukrut Apartments, having MahaRERA Registration No.P51500033918, being developed by the Promoter and is based on the records and document produced before me and explanation provided to me by the Promoter.

Table A- Estimated cost of the Project

Sr. No.	Particulars	Estimated Cost (Rs.)*
1	**i. Land Cost:**	
a.	** Value of the Land as ascertained from the Annual Statements of Rates (ASR)	1,53,00,000.00
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.	30,57,000.00
c.	Estimated Acquisition Cost of TDR (if any).	12,40,000.00
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	6,40,000.00
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, 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 LAND COST	**2,02,37,000.00**

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2	ii. Development Cost/Cost of Construction of Building:	
a.	*** Estimated Cost of Construction as Certified by Engineer.	2,68,00,000.00
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 (ii) above, i.e. Salaries, Consultants Fees, Site Overheads, Development Works, Cost of Services (including Water, Electricity, Sewerage, drainage, Layout Roads, Etc.), absorb cost (attributable to this project) of Machineries and Equipment including its Hire and Maintenance Costs, Consumables etc.	13,40,000.00
d.	Estimated Taxes, Cess, Fees, Charges, Premiums, Interest etc 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	**2,81,40,000.00**

	Total Estimated Cost of Project	**4,83,77,000.00**

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

Table B- Actual cost Incurred on the Project (As on 31.03.25)

Sr. No.	Particulars	Incurred Amount Till (31.03.25) (Rs.)*
1	**i. Land Cost:**	
a.	** Value of the Land as ascertained from the Annual Statements of Rates (ASR)	1,53,41,600.00
b.	Incurred Expenditure on 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.	24,31,520.00
c.	Incurred Expenditure on Acquisition Cost of TDR (if any).	11,96,880.00
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	12,97,230.00
e.	Land Premium Paid as per Annual Statement of Rates (ASR) 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 rehabilitation building including site development and infrastructure for the same as certified by Engineer.	-
	b) Incurred Expenditure for cost of construction rehabilitation building incurred as per the books of Accounts as verified by 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 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 towards 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 incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub Total LAND COST	**2,02,67,230.00**

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2	**ii. Development Cost/Cost of Construction of Building:**	
i)	Expenditures for Construction. Minimum of (a) and (b) to be considered	1,08,37,881.74
	a) Constructions cost incurred including site development and infrastructure for the same as certified by engineer.	1,25,00,000.00
	b) Actual cost of construction incurred as per the books of accounts as verified by the CA.	1,08,37,881.74
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 (ii) above, i.e. Salaries, Consultants Fees, Site Overheads, Development works, Cost of Services (including Water, Electricity, Sewerage, drainage, Layout Roads, Etc.), absorb 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 entire phase of the project registered.	4,25,995.00
iv)	Incurred Expenditure on Taxes, Cess, Fees, Charges, Premiums, Interest etc to any Statutory Authority.	5,03,850.00
v)	Incurred Expenditure towards Interest Paid to Financial Institutions, Scheduled Banks, Non-Banking Financial Institution (NBFC) or Money Lenders on Construction Funding or Money borrowed for Construction;	-
		1,17,67,726.74
3	**Total Actual Cost of Project (Actual Incurred as on 31.03.25)**	**3,20,34,956.74**

4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.	66.22%
5	Amount which can be withdrawn from the Designated Account.	3,20,34,956.74
6	*Less: Amount withdrawn till date of this certificate From Designated Account. ***(as per explanations & information provided)***	1,61,05,500.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	1,59,29,456.74

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

Table C

(Statement for 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	104	61.57	38,00,000.00	18,00,000.00	20,00,000.00
2	204	61.57	45,00,000.00	45,00,000.00	-
3	504	61.57	45,00,000.00	23,00,000.00	22,00,000.00
4	401	60.69	35,00,000.00	30,00,000.00	5,00,000.00
5	301	60.69	38,00,000.00	31,00,000.00	7,00,000.00
6	305	56.55	45,00,000.00	14,05,500.00	30,94,500.00
	Total	**362.64**	**2,46,00,000.00**	**1,61,05,500.00**	**84,94,500.00**

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

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(UNSOLD INVENTORY VALUATION)
Ready Reckoner Rate as on the date of Certificate as provided by Management
of the Residential Premises Rs.31,900/ Sq. Mtr.

Sr. No.	flat No.	Carpet Area (Sq. M.)	Unit consideration as per Ready Reckoner Rate
1	101	60.69	19,36,011.00
2	102	55.88	17,82,572.00
3	103	54.25	17,30,575.00
4	105	56.55	18,03,945.00
5	201	60.69	19,36,011.00
6	202	55.88	17,82,572.00
7	203	54.25	17,30,575.00
8	205	56.55	18,03,945.00
9	302	55.88	17,82,572.00
10	303	54.25	17,30,575.00
11	304	61.57	19,64,083.00
12	402	55.88	17,82,572.00
13	403	54.25	17,30,575.00
14	404	61.57	19,64,083.00
15	405	56.55	18,03,945.00
16	501	60.69	19,36,011.00
17	502	55.88	17,82,572.00
18	503	54.25	17,30,575.00
19	505	56.55	18,03,945.00
	Total	**1,082.06**	**3,45,17,714.00**

Table D		
Comparison between Balance Cost & Receivables		
1	Estimated Balance Cost to complete the Real Estate Project (Difference of total estimated project cost less cost incurred)	1,63,42,043.26
2	Balance Amount of Receivables from sold apartments as per Table C to this Certificate (as verifed from records and books of accounts)	84,94,500.00
3.(i)	Balance Unsold Area (Details regarding unsold flats/shops/offices etc. and carpet area of the same have been considered as per information provided by the Management)	**1082.06 Sq. Mtrs.**
3(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) (Ready Reckoner Rates as on the date of Certificate have been provided by the Management) As per Table C to this Certificate.	3,45,17,714.00
4	Estimated Receivables of Ongoing Project. Sum of 2+ 3(ii)	4,30,12,214.00
5	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%**

Shrikant P. Thorat & Co. ★ M. No. 138665 FRNo. 131941W PUNE-9 ★ Chartered Accountants

Table E		
Designated Bank Account Details		
Sr. No.	Particulars	Bank Name: Saraswat Bank, Bank A/c No.: 610000000001538, IFSC Code: SRCB0000090, Address: Station Road, Kanchan Chambers, kranti chowk, Aurangabad- 431005
		Actual Amount till Date (from start of bank account to till date) *Bank Balance given below is subject to reconciliation.
1	Opening Balance	-
2	Deposits	**8,45,46,340.38**
3	Withdrawals	**8,45,40,404.39**
4	*Closing Balance: As per Books	**5,935.99**
5	*Closing Balance: As per Bank Statement	**5,935.99**

** Promoter has routed his own fund through designated bank account. This is not correct and should be avoid in future.

On the basis of indormation & explanation provided by the Promoter ,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.

On the basis of indormation & explanation provided by the Promoter ,I hereby certify that the Promoter has utilized the required proportion of money , as specified in the act, collected from allottees for this project unit only for land and construction of this Project.

Table F				
Means of Finance				
Sr. No.	Particular	**Estimated*** (at the 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	3,00,00,000.00	3,00,00,000.00	1,59,29,456.74
2	Total Borrowed Funds (Secured) - Drowdown availed till date			-
3	Total Borrowed Funds (Unsecured) - Drowdown availed till date			-
4	Customer Receipts used for Project	1,83,77,000.00	1,83,77,000.00	1,61,05,500.00
5	Total Funds for Project	4,83,77,000.00	4,83,77,000.00	3,20,34,956.74
6	Total Estimated cost as per Table A	4,83,77,000.00	4,83,77,000.00	4,83,77,000.00



NOTES			
1	*** This certificate is being issued for RERA Compliance for the Promoter located at 102, Veer Shanti, Adalat Road, Kranti Chowk, Aurangabad' and is based on the records, documents and estimations produced before us and explanations/information's provided to us by the Management.**		
2	** The value of land cost ascertained is at purchase cost.		
3	*** The Estimated Cost as Certified by the Engineer includes the cost of Internal and External Development Works including Amenities and Facilities and excludes the Land Cost.		
4	Unsold inventory valuation is worked out on the basis of market value of inventory as provided by the Proprietor.		
5	The Details of Inventory sold & unsold as stated in "Table C" are taken on the basis of information made available to us by the Proprietor.		
6	**** The amounts of Cost Incurred are taken from Following**		
	Sr. No.	**Financial Year**	**Remark**
	1	2021-2022	Unaudited Trial Balance signed by Proprietor.
	2	2022-2023	Unaudited Trial Balance signed by Proprietor.
	3	2023-2024	Unaudited Trial Balance signed by Proprietor.
	4	2024-2025	Unaudited Trial Balance provided by Proprietor.

Table G

Any Comments/ Observations of CA

Sr. No.	Observations	Remarks
1	NA	

Yours Faithfully,

Shrikant P. Thorat & Co. ★ M. No. 138665 FRNo. 131941W PUNE-8 ★ Chartered Accountants

Signature of Chartered Accountant
CA Shrikant Thorat
Membership No. 138665
UDIN : 25138665BMIUNQ8358

Agreed and Accepted by :

Signature of Promoter
(For & Behalf of Sukrut Apartments)
Name : Mr. Shodhan Joshi
Date : 25/08/2025