KBPS AND CO

CHARTERED ACCOUNTANTS

Office : Office : 12 P Town Centre, Beside Air India Office, CIDCO, Ch. Sambhajinagar - 431 003

Form - 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

To,

THE BUSINESS TRIANGLE,
Ground Floor, Shop No-02,
CTS 18242, Damyanti Plaza, Opp.Jai Tower,
Kokanwadi, Ch. Sambhajinagar,
431001,
Maharashtra.

Date: 29/09/2025

Subject: Certificate of Financial Progress of Work of **BUSINESS TRIANGLE** having MahaRERA Registration Number P51500045725 applied being developed by The **BUSINESS TRIANGLE.**

Sir,

This certificate is being issued for RERA compliance for the **BUSINESS TRIANGLE** having MahaRERA Registration Number **P51500045725** applied being developed by **BUSINESS TRIANGLE** and is based on the records and documents produced before me and explanations provided to me by the management of the promoter as on 31/12/2023 .

Table A- Estimated Cost of the Project (at the time of Registration of Project)

Sr. No. (1)			Particulars (2)	Estimated Cost (At the time of registration of project) (3)
1	i		**Land Cost**	
		a	Value of the land as ascetained from the Annual Statement of Rates (ASR)	1,08,00,000
		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	21,83,242
		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	6,48,000
		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 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,amount 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	**1,36,31,242**

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	ii	**Development Cost/ Cost of Construction of Building :**		-
		a	Estimated Cost of Construction as certified by Engineer	4,50,00,000
		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 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.	-
		d	Estimated Taxes,Cess,fees,charges,premiums,interest etc. payable to any Statutory Authority.	-
		e	Principal sum and Interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	
			Sub-Total of Development Cost	**4,50,00,000**
			Total cost of the Project (Estimated)	**5,86,31,242**

* **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)

Sr. No. (1)		**Particulars** (2)		**Amount(Rs.)** Incurred (3)
1		**Land Cost**		
		a	Value of the land as ascetained from the Annual Statement of Rates (ASR)	1,08,00,000
		b	Incured 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	21,83,242
		c	Incurred expenditure for Acquisition of TDR (if any)	-
		d	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	6,48,000
		e	Land Premium paid for redevelopment of land owned by public authorities	-
		f	Under Rehabilitation Scheme :	-
			(*i*) Incurred expenditure for construction cost 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 in lieu Transit Accommodation, overhead cost,amount paid to slum dwellers, tenants, apartment owners or appropriate authority or government concessionaire which are not refundable and so on.	-
			(*iii*) Incurred Expenditure towards ASR linked premium, fees, charges security deposit, 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	**1,36,31,242**



(1)		(2)	(3)
2		**Development Cost/ Cost of Construction :**	
	(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 cnstruction incurred as per the books of accounts as verified by the CA	1,08,40,270 1,08,40,270
	(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.	77,45,260.77
	(iv)	Estimated Taxes,Cess,fees,charges,premiums,interest etc. payable to any Statutory Authority.	-
	(v)	incurred expenditure towards Interest to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-
		Sub-Total of Development Cost:	**1,85,85,531**
3		Total Cost of the project (Actual incurred as on date of certificate)	3,22,16,773
4		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	54.95%
5		Amount which can be withdrawn from the Designated Account.	3,22,16,773
6		Less: Amount withdrawn till date of this certificate from the Designated Account	2,33,46,390
7		Net amount which can be withdrawn from the designated Bank Account under this certificate	88,70,383

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

FOR KBPS & Co
CHARTERED ACCOUNTANTS (FRN 121529W)

Yashodeep Parasmal Bafna
Digitally signed by Yashodeep Parasmal Bafna
Date: 2025.09.29 20:39:48 +05'30'



CA Yashodeep P Bafna
M.NO 154608
PLACE:CHH.SAMBHAJINAGAR
DATE: 29/09/2025
UDIN No: 25154608BMIDHS9174

Table C

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

Sold Inventory

Sr. No. (1)	ROWHOUSE NO/FLAT NO	Carpet Area (in sq.mts.) (3)	Unit Consideration as per Agreement /Letter of Allotment (4)	Received Amount (5)	Balance Receivables (6)
1	4	52.79	25,00,000	25,00,000	-
2	5	52.79	25,00,000	25,00,000	-
3					-
4					-
5					-
6					-
	Total……	**105.58**	**50,00,000.00**	**50,00,000.00**	**-**

This certificate is being issued for RERA compliance for the BUSINESS TRIANGLE having MahaRERA Registration Number P51500045725 applied being developed by BUSINESS TRIANGLE and is based on the records and documents produced before me and explanations provided to me by the management of the promoter as on 31/12/2023.

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

Unsold Inventory

Sr. No. (1)	SHOP NO/OFFICE (2)	Total Carpet Area (in sq.mts.) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	1	52.79	5,74,303
2	2	52.79	5,74,303
3	3	52.79	5,74,303
4	6	52.79	5,74,303
5	7	52.79	5,74,303
6	101	60.79	5,74,303
7	102	60.79	5,74,303
8	103	60.79	5,74,303
9	104	60.79	5,74,303
10	105	60.79	5,74,303



11	106	60.79	5,74,303
12	107	60.79	5,74,303
13	201	55.69	5,74,303
14	202	55.69	5,74,303
15	203	55.69	5,74,303
16	204	55.69	5,74,303
17	205	55.69	5,74,303
18	206	55.69	5,74,303
19	301	52.03	5,74,303
20	302	52.03	5,74,303
21	303	52.03	5,74,303
22	304	52.03	5,74,303
23	305	52.03	5,74,303
24	306	52.03	5,74,303
25	401	52.03	5,74,303
26	402	52.03	5,74,303
27	403	52.03	5,74,303
28	404	52.03	5,74,303
29	405	52.03	5,74,303
30	406	52.03	5,74,303
31	501	52.03	5,74,303
32	502	52.03	5,74,303
33	503	52.03	5,74,303
34	504	52.03	5,74,303
35	505	52.03	5,74,303
36	506	52.03	5,74,303
Total.....		**1,960.16**	**2,06,74,908.00**

