



CA AMRRITA JAGNAANI (B.COM, ACA)

CHARTERED ACCOUNTANTS

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project of Project: LAXMIDEEP CHSL

MahaRERA Registration Number _____

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

Date: 05/01/2024

To,
The Rudraa Developers
Badlapur

Kulgaon, Ambarnath

Subject : certificate of Financial Progress of work of LAXMIDEEP CHSL. having MahaRERA Registration Number _____
(Only Applicable after project Registration) being developed by M/S Rudraa Developers.

Sir,

This certificate is being issued for RERA compliance for the LAXMIDEEP CHSL. having MahaRERA Registration Number _____ being developed by M/S Rudraa Developers. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Sr. No.	Particulars	Estimated Cost
1	i. Land Cost :	
a	Value Of the land as ascertained from the Annual Statement of Rates(ASR).	-
b	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Adminstration or any Statutory Authority	-
c	Estimated Acquisition cost of TDR(If any)	-
d	Estimated Amounts payable to State Government/UT Adminstration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty , transfer charges, registration fees etc; and	8,16,500
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 Trasit Accommodation or rent in lieu of Trasit 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 construcion of rehabilitation component	8,16,500
	Sub-Total of LAND COST	
	ii. Development Cost/ Cost of Construction :	2,50,84,092
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 exluding cost of construction as per (i) above, i.e., salaries, consultants fees, site overhead, 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,	-
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 leaders on construction funding or money borrowed for construction.	-
	Sub-Total of Development Cost	2,50,84,092
	Total Cost of the project(Estimated)	2,59,00,592

UNIT NO.4, MEET BUILDING NO.1, NR DHOBIALI MASJID, THANE- 400601.
Phone No:- 022-25392891 Mob No:-9022292891/9004670610 Email ID:-jagnaniamrita6@gmail.com

UDZWL 24168037BKABCR 4002



Table B-ACUTAL Cost Incurred on the Project(as on Date of Certificate)		
Sr. No.	Particulars	Amount (Rs.) Incurred
	2	3
1		
1	i. Land Cost :	-
a	Value Of the land as ascertained from the Annual Statement of Rates(ASR).	
b	incurred expenditure on Premiums to obtain development rights, FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority	8,16,500
c	Incurred Expenditure Acquisition cost 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 payable 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 rehab building including site development and infrastructure for the same as certified by Enginner. (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 Trasit Accommodation or rent in lieu of Trasit 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	0
	(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	0
	(iv) Any other cost including interest estimated on the borrowing done specifically for construcation of rehabilitation component	0
	Sub-Total of LAND COST	8,16,500
2	Development Cost/ Cost of Construction :	
	(i)Expenditure for consctruction. Minimum of (a) and (b) to be considerd (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer (b) Actual Cost of construction incurred as per the books of accounts as verified by the CA	0
	(ii) Cost incurred on additional items not included in estimated cost(As per engineer certificate)	0
	(iii)Incurred Expenditure for development of entire project exluding cost of construction as per (i) above, i.e., salaries, consultants fees, site overhead, 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.	0
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory authority.	0
	(v) Incurred Expenditure towards to Finacial institutions, scheduled banks, non-banking financial institions (NBFC) or money lenders on construction funding or money borrowed for construction.	0
	Sub-Total of Development Cost	0
3	Total Cost of the project(Actual incurred as on date of certificate)	8,16,500
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (Table A)	3.15%
5	Amount Which can be withdrawn from the Designated Account.	8,16,500
6	Less: Amount withdrawn till date of this certificaee from the designated Account	0
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	8,16,500

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TABLE C

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

Sold Inventory

Sr. No. (1)	Flat No. (2)	Carpet Area (in.sq.mtrs) (3)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (5)	Balance Receivables (6)
1					
2					
6					
	Total	0.00			

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

Unsold Inventory

	Sr. No.	Flat No.	Carpet Area (in Per sq.mts.) (Shop 75000/sq.mtr.)(Flat 55000/ sq.mtr)	Unit Consideration as per Read Reckoner Rate Rate(ASR)
	(1)	(2)	(3)	(4)
Ground Floor	1	Shop No. 01	16.28	ALLOTTED
	2	Shop No. 02	10.77	ALLOTTED
	3	Shop No. 03	10.77	ALLOTTED
	4	Shop No. 04	10.29	ALLOTTED
	5	Office 1	18.74	14,05,500
First Floor	6	Office 2	46.83	35,12,250
	7	Office 3	58.94	44,20,500
	8	Flat no 101	35.48	19,51,400
	9	Flat no 102	43.18	23,74,900
Second Floor	10	Flat no 201	34.58	ALLOTED
	11	Flat no 202	47.12	ALLOTED
	12	Flat no 203	35.79	ALLOTED
	13	Flat no 204	43.50	ALLOTED
	14	Flat no 301	34.58	ALLOTED
Third Floor	15	Flat no 302	47.12	25,91,600
	16	Flat no 303	35.79	ALLOTED
	17	Flat no 304	43.50	23,92,500
	18	Flat no 401	34.58	ALLOTED
Fourth Floor	19	Flat no 402	47.12	25,91,600
	20	Flat no 403	35.79	19,68,450
	21	Flat no 404	43.50	23,92,500
	22	Flat no 501	34.58	19,01,900
Fifth Floor	23	Flat no 502	47.12	ALLOTED
	24	Flat no 503	35.79	ALLOTED
	25	Flat no 504	43.50	23,92,500
	26	Flat no 601	34.58	ALLOTED
Sixth Floor	27	Flat no 602	47.12	ALLOTED
	28	Flat no 603	35.79	ALLOTED
	29	Flat no 604	43.50	23,92,500
TOTAL AMOUNT			1056.23	3,22,88,100

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Amrita Jagnani

TABLE D

Comparison between Balance Cost And Receivables

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	2,50,84,092.00
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate(as certified)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR)	1056.23
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,22,88,100.00
5	Amount to be deposited in Designated Account – 70% or 100%	3,22,88,100.00
	IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in	70%
	IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in	2,26,01,670.00
		-

Table E

Designated Bank Account Details

S.No.	Particular	Designated Bank Account Details HDFC BANK BADLAPUR	99990079168392
		Actual Amount till Date (From start of bank account to till date)	
1	Opening Balance	0	
2	Deposits	0	
3	Withdrawals	0	
4	Closing Balance	0	

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 (Name of Promoter) 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	40,00,000	40,00,000	8,16,500
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	2,30,00,000	2,30,00,000	-
5	Total Funds for Project	2,70,00,000	2,70,00,000	8,16,500
6	Total Estimated Cost (As per Table A)	2,59,00,592	2,59,00,592	-

Table G

Any Comments/Observation of CA

1	
2	

Agreed and Accepted by

For RUDRAA DEVELOPERS

Signature of promoter

Name: Namish Jage(Rudraa Developers)

Project - LAXMIDEEP CHSL


Partners

Yours Faithfully



Ca Amrrita Jagtap

Membership No- 168037

Date:05-01-2024

Place : Badlapur

UDIN: 24168037BKABCR4002