



Ghaisas & Co.

CHARTERED ACCOUNTANTS

Office : B-116, First Floor, Sonal Palace, Phadke Road,
Dombivli (East) 421 201, Dist. Thane,
Phone : 247 3020, 247 5524 ✦ M. No. : 9820529435
Email : bunttyghaisas@gmail.com

Resi. : Plot No. 141, Atharv, Gandhi Nagar, P & T Colony Road,
Dombivli (East) 421 204.

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)

Date: 17.01.2025

To,
M/s. Lambodar Infra
Dombivli

Subject: Certificate of Financial Progress of Work of **Manuprasad** having MahaRERA Registration Number **P51700076656** being developed by M/s. Lambodar Infra for the period **Jul-Sep 24**

Sir,
This certificate is being issued for RERA compliance for the Manuprasad having MahaRERA Registration Number **P51700076656** being developed by **M/s. Lambodar Infra** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

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) Rs.
1	i. Land Cost :	
	a. Value Of the land as ascertained from the Annual Statement of Rates (ASR).	3,02,98,500.00
	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 Administration or any Statutory Authority.	79,47,048.00
	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	33,81,600.00
	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 owner 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	4,16,27,148.00



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)	12,50,00,000.00
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. 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	12,50,00,000
Total Cost of the Project (Estimated)	16,66,27,148

*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.	Particulars	Amount (Rs.) Incurred
1	Land Cost :	
	a. Value Of the land as ascertained from the Annual Statement of Rates (ASR).	3,02,98,500.00
	b. Incurred Amount of 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 Administration or any Statutory Authority.	79,47,048.00
	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	33,81,600.00
	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 & 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 construction of rehabilitation building 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 paid to slum dwellers, tenants, apartment owners	
	(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 estimated on the borrowing done specifically for construction of rehabilitation component	
	Sub-Total of LAND COST	4,16,27,148.00
2	Development Cost/ Cost of Construction :	
	(i) Estimated for Construction - Minimum of (a) & (b) to be considered	12,50,00,000.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	3,52,50,000.00
	(b) Actual Cost of construction incurred as per the 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, 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.	
	(iv) Incurred Expenditure Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority	
	(v) 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	7,68,77,148
3	Total Cost of the Project (Actual Incurred as on date of certificate)	7,68,77,148
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	46.14%
5	Amount which can be withdrawn from the Designated Account	7,68,77,148
6	Less: Amount withdrawn till date of this certificate from the Designated Account (RERA account)	
7	Net Amount Which can be withdrawn n from the Designated Bank Account under this certificate	7,68,77,148

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



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

Sold Inventory

S. No.	Flat No./Shop No	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
1	201	30.07	landowner	-	-
2	401	30.07	landowner	-	-
3	601	30.07	landowner	-	-
4	202	32.46	landowner	-	-
5	402	32.46	landowner	-	-
6	602	32.46	landowner	-	-
7	103	32.46	landowner	-	-
8	203	32.46	landowner	-	-
9	403	32.46	landowner	-	-
10	603	32.46	landowner	-	-
11	204	30.74	landowner	-	-
12	404	30.74	landowner	-	-
13	604	30.74	landowner	-	-
14	804	30.74	landowner	-	-
15	205	28.75	landowner	-	-
16	405	28.75	landowner	-	-
17	605	28.75	landowner	-	-
18	206	28.75	landowner	-	-
19	406	28.75	landowner	-	-
20	606	28.75	landowner	-	-
21	107	29.63	landowner	-	-
22	207	29.63	landowner	-	-
23	407	29.63	landowner	-	-
24	607	29.63	landowner	-	-
25	807	29.63	landowner	-	-
26	701	30.07	40,00,000.00	5,10,000.00	34,90,000.00
27	702	32.46	41,50,000.00	4,50,000.00	37,00,000.00
28	303	32.46	39,49,400.00	39,49,400.00	-
					-
	TOTAL		1,20,99,400.00	49,09,400.00	71,90,000.00

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

Unsold Inventory

S. No.	Flat No./shop no	Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
A WING			
1	101	76.03	51,39,628
2	201 Duplex	134.33	90,80,708
3	401 Duplex	134.33	90,80,708
4	601 Duplex	134.33	90,80,708
B WING			
1	101	30.07	23,33,432
2	301	30.07	23,33,432
3	501	30.07	23,33,432
4	801	30.07	23,33,432
5	102	32.46	25,18,896
6	302	32.46	25,18,896
7	502	32.46	25,18,896
8	802	32.46	25,18,896
9	503	32.46	25,18,896
10	703	32.46	25,18,896
11	803	32.46	25,18,896
12	104	30.74	23,85,424
13	304	30.74	23,85,424
14	504	30.74	23,85,424
15	704	30.74	23,85,424
16	105	28.75	22,31,000
17	305	28.75	22,31,000
18	505	28.75	22,31,000
19	605	28.75	22,31,000
20	705	28.75	22,31,000
21	106	28.75	22,31,000
22	306	28.75	22,31,000
23	506	28.75	22,31,000
24	606	28.75	22,31,000
25	706	28.75	22,31,000
26	307	29.63	22,99,288
27	507	29.63	22,99,288
28	707	29.63	22,99,288
	TOTAL	1,325.87	9,80,97,312

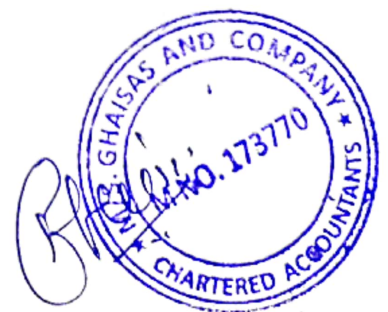


Table D - Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	8,97,50,000
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)	71,90,000
	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	1,326
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, to be calculated and certified by CA) as per Table C to this certificate	9,80,97,312
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)] (To Be Filled for Ongoing Projects only)	10,52,87,312
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

Table E - Designated Bank Account Details

S. 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 here by 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 Fund	7,19,67,748	7,19,67,748	7,19,67,748
2	Total Borrowed Funds (Secured) - Drawdown availed till date			
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date			
4	Customer Receipts used for Project	9,46,59,400	9,46,59,400	49,09,400
5	Total Funds For project	16,66,27,148	16,66,27,148	7,68,77,148
6	Total Estimated Cost (As Per Table A)	16,66,27,148	16,66,27,148	7,68,77,148

Table G - Any Comments/Observations of CA

1	
2	
3	
4	

For LAMBODAR INFRA



Partner

Accepted



For Lambodar Infra

Yours Faithfully

For Ghaisas & Co.

Chartered Accountants

CA. Priyottam C. Ghaisas

Proprietor

Membership No:- 173770

UDIN :- 25173770BMKVCX4453

M/S. GHASIS AND COMPANY
 CHARTERED ACCOUNTANTS
 B-116, FIRST FLOOR, SOHAL PALACE
 PHADKE ROAD, DOMBIVLI (E)- 421 22
 FRN-143561W
 MN-173770