CA Dheeraj Yadav
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D R Yadav & Co
Chartered Accountants

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANTS' CERTIFICATE

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

To

Date 19-07-2025

Om Construction

Proprietor Shri. Tarun R Dave
Ground Floor, G-1, Hardik CHSL,
New Link Road, KandarPada ,
Dahisar West, Mumbai 68

Sub : Certificate of Financial Progress of Work of "MARUTI RESIDENCY" CTS 540 /C , 541/D and 544, Borivali West , Mumbai having MahaRERA Registration Number P51800052504 being developed by "Om Construction".

Sir

This certificate is being issued for RERA compliance for the "MARUTI RESIDENCY" having MahaRERA Registration Number P51800052504 being developed by "Om Construction" and is based on the records and documents produced before me and explaination 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
(1)	(2)	(3)
1	i. Land Cost	
	a. Value of the land as ascertained from the Annual Statement of Rates (ASR)	1,89,50,000
	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	2,13,29,300
	c. Estimated Acquisition cost of TDR (if any)	71,43,695
	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	1,76,10,603

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	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	
	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	6,50,33,598
	ii. Developoment Cost/Cost of Construction of Building	
	a. Estimated Cost of Construction as certified by Engineer	10,54,62,500
	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	1,00,00,000
	d. Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	1,05,29,578
	e. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for corstruction.	1,50,00,000
	Sub-Total of Development Cost:	14,09,92,078
	Total Cost of the Project (Estimated)	20,60,25,676

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

**Estimated Cost shall be revised through correction application

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Table B - Actual Cost Incurred on the Project (up to 30th June, 2025)

Sr No	Particulars	Actual Amount
(1)	(2)	(3)
1	Land Cost	
	a. Value of the land as ascertained from the Annual Statement of Rates (ASR)	1,89,75,574
	b. Incurred Amount 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	2,13,29,300
	c. Incurred Expenditure for Acquisition cost of TDR (if any)	71,43,695
	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	64,66,680
	e. Land Premium paid for redevelopment of land owned by public authorities.	
	f. Under Rehabilitation scheme:	
	i. Incurred Expenditure for construction cost of rehab 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 of Transit Accommodation, overhead cost,amounts payable to slum dwellers. tenants, apartment owners or appropriate authority or government or concessioaire 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 of Land Cost	5,39,15,249
2	Developoment Cost/Cost of Construction of Building	
	i. Expenditure for construction Minimum of (a) and (b) to be considered	5,82,95,576
	a. Construction cost incurred including site development and infastructure for the same as certified by Engineer	5,82,95,576

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	b. Actual Cost of construction incurred as Per the books of accounts as verified by the CA.	5,82,95,576
	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.	80,24,612
	iv. Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	1,20,47,505
	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.	1,29,89,039
	Sub-Total of Development Cost:	9,13,56,732
3	Total Cost of the Project (Actual incurred as on date of certificate)	14,52,71,981
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	71%
5	Amount which can be withdrawn from the Designated Account	14,52,71,981
6	Less: Amount withdrawn till date of this certificate from the Designated Account (Kotak Mahindra Bank - Rera-3047601308)	4,10,63,391
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	10,42,08,590

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

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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 mtrs)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	SHOP-01 -Landlord	9.75		-	-
2	201	40.60	73,50,000	48,23,500	25,26,500
3	202- Landlord	60.29	-	-	
4	501	40.60	78,66,000	63,78,660	14,87,340
5	802-Landlord	60.29	-	-	-
6	901	40.60	79,88,000	71,88,000	8,00,000
7	1102	60.29	1,23,83,000	94,73,695	29,09,305
8	1001	40.60	87,40,000	72,54,200	14,85,800
9	1002	60.29	1,29,80,000	1,07,73,400	22,06,600
10	1501	40.60	87,40,000	27,12,400	60,27,600
11	1502	60.29	1,29,80,000	1,04,66,220	25,13,780
	Total	514.20	7,90,27,000	5,90,70,075	1,99,56,925

*Unit Consideration as per agreement/letter of allotment and amount received does not

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Unsold Inventory

Sr No	Flat No	Carpet Area (in Sq mtrs)	Unit Consideration as per Ready Recknor Rate
(1)	(2)	(3)	(4)
1	301	40.60	71,32,202
2	302	60.29	1,05,91,144
3	401	40.60	71,32,202
4	402	60.29	1,05,91,144
5	502	60.29	1,05,91,144
6	601	40.60	71,32,202
7	602	60.29	1,05,91,144
8	702	60.29	1,05,91,144
9	801	40.60	71,32,202
10	902	60.29	1,05,91,144
11	1101	40.60	71,32,202
12	1201	40.60	71,32,202
13	1202	60.29	1,05,91,144
14	1301	40.60	71,32,202
15	1302	60.29	1,05,91,144
16	1401	40.60	71,32,202
17	1402	60.29	1,05,91,144
	Total	**867.41**	**15,23,77,915**

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Table D - Comparison between Balance Cost and Receivables

Sr No	Particulars	Amount (Rs.)
(1)	(2)	(3)
1	Estimated balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	6,07,53,695
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)	1,99,56,925
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts), Figure in sqm	867.41
	(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	15,23,77,915
4	Estimated receivables of ongoing project . [sum of 2 + 3(ii)]	17,23,34,840
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Accoult - 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	12,06,34,388

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Table E - Designated Bank Account Details (Kotak Mahindra Bank - Rera-3047601308)

Sr No	Particulars	Details
		Actual Amount till date (From Start of Bank Account to till date
1	Opening Balance	-
2	Deposits	4,10,63,390.90
3	Withdrawals	4,10,63,390.90
4	Closing Balance	-

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 the Designated RERA Bank Account, Except to the exetent of Rs. NIL which was deposited in the designated RERA Account

I hereby certify that M/s Om Construction has utilised the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of the project

Table F - Means of Finance

Sr No	Particulars	Estimated (At the time of Registration - Proposed & Indicative)	Proposed/Estimated (As on the date of Certificate)	Actual(As on the date of Certificate)
1	Own Funds	-		-
2	Total Borrowed Funds (Secured)	7,00,00,000	7,00,00,000	
	- Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured)	8,00,00,000	8,00,00,000	
	- Drawdown availed till date	-	-	8,62,01,906
4	Customer Receipts used for Project	5,60,25,676	5,60,25,676	5,90,70,075
5	Total Funds for Project	20,60,25,676	20,60,25,676	14,52,71,981
6	Total Estimated Cost (As per Table A)	20,60,25,676	20,60,25,676	

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Table G - Any Comments/ Observation

This certificate based on the following assumptions -

1 All expenses Including Interest are estimated based on the representation from the Proprietor

2 the project will be

3 The books of accounts and underlying records of the promoter were examined, and requisite supporting documents were verified to the extent available.

4 This certificate is issued for the purpose of MahaRERA compliance and should not be construed as a certification of project quality or valuation

5 This certificate is issued on the basis of expenses incurred up to 30-06-2025. This Report has been issued by me on the specific request of client for the purpose Maharera Quarterly Compliance. It should not be relied upon, used, or referred to by any other person or entity without my prior written consent. Accordingly, I do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing

Yours Faithfully,

Agreed and accepted by:

Signature of Promoter

For D R Yadav & Co
Chartered Accountants

Dheeraj Rajesh Yadav
Digitally signed by Dheeraj Rajesh Yadav
Date: 2025.07.19 15:01:04 +05'30'

CA Dheeraj R Yadav
Proprietor
Mem. No.:- 192959
UDIN: 25192959BNIBLV7857

Place: Mumbai
Date: 19-07-2025