



PANKAJ BADLANI & ASSOCIATES

CHARTERED ACCOUNTANTS

Mob No. 98602 62550, **Address:** Near Shri Shivaji High School, Washim - 444505

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

To

Date 27/05/2023

M/S Badlani Builders & Developers Private Limited

Address :

Subject: Certificate of Financial Progress of Work of Badlani Business Center (Survey No. 10/1, Survey no. 10/1, Plot no. 8/9/10, Lakhala, Risod Road Washim – 444505.) having MahaRERA Registration Number _____ (Project not yet registered) being developed by Mr. Purankumar Badlani and other Directors.

Sir,

This Certificate is being issued for RERA Compliance for the Project Badlani Business Center being developed by Mr. Purankumar Badlani and other Directors 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)
1	i) Land Cost:	
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	2,15,00,000.00
b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	20,00,000.00
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	-
e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development 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 accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable 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 intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub Total of LAND COST Rs	2,35,00,000.00
ii)	Development Cost / Cost of Construction:	
(a)	Estimated Cost of Construction as certified by Engineer.	3,40,00,000.00
(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, cost of services (including water, electricity, swerage), 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 to any Statutory Authority.	-
(e)	Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
	Sub Total of Development Cost	3,40,00,000.00



2	Total Cost of the Project (Estimated)	5,75,00,000.00
Table B - Actual Cost Incurred on the Project (as on Date of Certificate)		
Sr No.	Particulars	Amount (Rs.) Incurred
1	i) Land Cost:	
a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	1,30,00,000.00
b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	20,00,000.00
c)	Incurred 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, resgistration fees etc; and	-
e)	Estimated Land paid payable as per annual statement of rates (ASR) for development 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 construction of rehab building as per books of accounts as verified by the CA.	-
ii)	Incurred Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	-
iii)	Incurred Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever	-
iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub Total of LAND COST Rs	1,50,00,000.00
ii)	Development Cost / Cost of Construction:	
i)	Expenditure for construction. Minimum of (a) or (b) to be considered	25,00,000.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	25,00,000.00
	(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	25,00,000.00



	(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, cost of services (including water, electricity, sewerage), 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 project registered.	
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	
	(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	
		Sub Total of Development Cost	25,00,000.00
3		Total Cost of the Project (Actual incurred as on date of certificate)	1,75,00,000.00
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	30.43%
5		Amount which can be withdrawn from the Designated Account	1,75,00,000.00
6		Less: Amount withdrawn till date of this certificate from designated bank account	-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,75,00,000.00



Table D
Comparison Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	4,00,00,000.00
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts),	2619 Sq mt
	(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.	5,89,40,780.00
4	Estimated Receivables of ongoing project. [Sum of 2 + 3(ii)]	5,89,40,780.00
5	(To Be Filled for Ongoing Projects only) 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	-

Table E
Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date
1	Opening balance	-
2	Deposits	-
3	Withdrawals	-
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 Designated RERA Bank account.

I hereby certify that **Mr Purankumar Badlani** has utilized the required poportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.



Shop No.	Floor	Unit Type	Carpet Area	Unit Considered As Per Ready Reckoner Rate
			(Sq. Mt.)	
1	Lower Ground	Shop	24.3	5,58,900
2	Lower Ground	Shop	22.23	5,11,290
3	Lower Ground	Shop	22.23	5,11,290
4	Lower Ground	Shop	25.59	5,88,570
5	Lower Ground	Shop	25.59	5,88,570
6	Lower Ground	Shop	25.59	5,88,570
7	Lower Ground	Shop	25.59	5,88,570
8	Lower Ground	Shop	25.59	5,88,570
9	Lower Ground	Shop	25.59	5,88,570
10	Lower Ground	Shop	25.69	5,90,870
11	Lower Ground	Shop	25.69	5,90,870
12	Lower Ground	Shop	25.59	5,88,570
13	Lower Ground	Shop	25.59	5,88,570
14	Lower Ground	Shop	25.59	5,88,570
15	Lower Ground	Shop	25.59	5,88,570
16	Lower Ground	Shop	44.9	10,32,700
17	Upper Ground	Shop	24.3	5,58,900
18	Upper Ground	Shop	22.23	5,11,290
19	Upper Ground	Shop	22.23	5,11,290
20	Upper Ground	Shop	32.63	7,50,490
21	Upper Ground	Shop	32.63	7,50,490
22	Upper Ground	Shop	32.63	7,50,490
23	Upper Ground	Shop	32.63	7,50,490
24	Upper Ground	Shop	32.63	7,50,490
25	Upper Ground	Shop	32.63	7,50,490
26	Upper Ground	Shop	32.63	7,50,490
27	First	Shop	24.3	5,58,900
28	First	Shop	22.23	5,11,290
29	First	Shop	22.23	5,11,290
30	First	Shop	25.59	5,88,570
31	First	Shop	25.59	5,88,570
32	First	Shop	25.59	5,88,570
33	First	Shop	25.59	5,88,570
34	First	Shop	25.59	5,88,570
35	First	Shop	25.59	5,88,570
36	First	Shop	25.59	5,88,570
Hall Banquet	First	Banquet Hall	154.26	35,47,980
Hotel Room	Second	Hotel Room	547.23	1,25,86,290
Hotel Room	Third	Hotel Room	547.23	1,25,86,290
Hall Restaurant	Upper Ground	Restaurant	79.18	18,21,140
Flat No. 2	First	Flat	65.81	12,50,390
Flat no. 3	Second	Flat	85.77	16,29,630
Flat no. 4	Third	Flat	85.73	16,28,870
Flat No. 1	Upper Ground	Flat	88.01	16,72,190
				5,89,40,780

Table F
MEANS OF FINANCE

Sr No	PARTICULARS	Estimated (at the time of Registration) in Rs.	Proposed/ Estimated (as on date of Certificate) in Rs.	ACTUAL (as on date of Certificate) in Rs.
1	Own Funds (Promoters Fund)	5,75,00,000.00	5,75,00,000.00	1,75,00,000.00
2	Total Borrowed Funds (Secured)	-	-	-
3	Total Borrowed Funds (Unsecured)	-	-	-
4	Customer Receipts used for Project	-	-	-
5	Total Funds for Project	5,75,00,000.00	5,75,00,000.00	1,75,00,000.00
6	Total Estimated Cost (as per Table A)	5,75,00,000.00	5,75,00,000.00	1,75,00,000.00

Table G
Any Comments / observations of CA

Sr.	Comments
1	Means of Finance is based on the information provided by the promoter.
2	As Informed to us by the Management, Till Date No Amount is Collected and Deposited from Allottees for the said Project.

UDIN :

For M/s Pankaj Badlani & Associates
Chartered Accountants



[Signature]

CA Pankaj Badlani
M No 185492

UDIN : 23185492BGSCAT8521



Agreed and Accepted By :

Director

Name : Purankumar L Badlani
DPIN - 8882340
Date 27/05/2023

