M/s. PARESH R SAHU & CO.
CHARTERED ACCOUNTANTS
Flat No.: G- 2, Vishnu-Laxmi Appartmer
Balaji Plots, Rajapeth,
AMRAVATI - 444601

FORM 3

(See Regulation 3)

**CHARTERED ACCOUNTANT CERTIFICATE**

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

To,

The **M/S SANKALP BUILDERS AND DEVELOPERS**

Subject : Certificate of Financila Progress of Work of **SANKALP HEAVEN**
having MahaRERA Registration Number **P50300029249**
being developed by **SANKALP BUILDERS AND DEVELOPERS**

Sir,

This certificate is being issued for RERA compliance for the : **SANKALP HEAVEN**
having MahaRERA Registraiton Number : **P50300029249**
being developed by : **SANKALP BUILDERS AND DEVELOPERS**
and is based on the records and documents produced before me and explanation provided to me by the management of the Company

**Table A - Estimated Cost of the Project**

| Sr. No. (1) | Particulars (2) | Estimated Cost (3) |
|---|---|---|
| | **i. Land Cost** | |
| | (a) Value of the land as ascertained from the Annual Statement of Rates (ASR) | 43,57,000 |
| | (b) Estimated Amount of Premium payable to obtain development reights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government / UT Administration or any Stationery Authority. | 17,98,418 |
| | (c) Estimated Acquisition Cost of TDR (if any). | 17,21,000 |
| | (d) Estimated Amount 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 statment 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 to wards 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 Accomodation, overhead cost, amounts payble 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 iterest estimated on the borrowing done specifically for construction of rehabilitation component. | |
| | Sub - Total of Land Cost : | 78,76,418 |

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| | | |
|---|---|---|
| | **ii. Development Cost/Cost of Construction of Building** | |
| | (a) Estimated Cost of Construction as certified by Engineer. | 2,90,00,000 |
| | (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 Taxed, cess, fees, charges, premiums, interest etc. payable to any Stationery 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 : | 2,90,00,000 |
| | **Total Cost of the Project (Estimated)** | 3,68,76,418 |

**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 ascertained from the Annual Statement of Rates (ASR) | 43,57,000 |
| | (b) Incurred Expenditure on Premiums to obtain developement rights, FSI, additional FSI, fungible area, and any other incentive/ concession in deficiency under DCR form Loacal Authority or State Government/ UT Administration or any Statutory Authority. | 17,98,418 |
| | (c) Incurred Expenditure for Acquisition of TDR (if any) | 17,21,000 |
| | (d) Amounts paid to State Government / UT Administration or competent authority or any other statutory authority of the State or Central Government, towrds stamp duty, tranfer charges, registration fees etc; and | |
| | (e) Land Premium paid 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 Engineer. | |
| | (b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA | |
| | ii Incurred Expenditure towrds clearance of land of all or any encumbrances including cost of removal of lega/illegal occupants, cost for providing | |
| | iii Incurred Expenditure towrds ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any | |
| | iv Any other cost including interest incurred on the borrowing done specifically for construction of rehablilitation component. | |
| | **Sub - Total of Land Cost: (B1)** | 78,76,418 |

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| | | | | |
|---|---|---|---|---|
| 2 | **Development Cost / Cost of Construction** | | | |
| | | (i) | Expenditure for construction Minimum of (a) and (b) to be considered | 2,84,20,000 |
| | | (a) | Construction cost incurred including site development and infrastructure for the same as certified by Engineer. | 2,84,20,000 |
| | | (b) | Actual cost of construction incurred as per the books of accounts as verified by the CA/ | 2,90,00,000 |
| | | (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, sewarage, drainage. layout roads etc.), absorbed cost (attributable to this project) of machineries and equipments including its hire and maintenance costs, consumables etc, All costs incurred to complete the construction of the entire phase of the project registered. | |
| | | (iv) | Incurred Expendirue towards Taxes, cess, fees, charges, premiums, interest etc. to any Staturoty Authority. | |
| | | (v) | Incurred Expendirue towards Interest to Financial institution, scheduled banks, non-baking financial institution (NBFC) or money leders on construction funding or money borrowed for construction. | |
| | **Sub-total of Development Cost : (B2)** | | | 2,84,20,000 |
| 3 | Total Cost of the Project (Actual incurred as on date of certificate) (B1)+(B2) | | | 3,62,96,418 |
| 4 | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A) | | | 3,68,76,418 |
| 5 | Amount which can be withdrawn from the Designated Account. | | | 3,62,96,418 |
| 6 | Less : Amount withdrawn till date of this certificate from the Designated Account. | | | - |
| 7 | Net Amount which can be withdrawn from the Designated Bank Account under this certificate | | | 3,62,96,418 |

**Table C**

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

**Sold Inventory**

| S. No. | Flat No. | Carpet Area (in. sq. mtrs) | Unit Consideration as per Agreement / Letter of Allotment | Received Amount | Balance Receivables |
|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) |
| 1 | FN101 | 61.70 | 2996000.00 | 2563100.00 | 432900.00 |
| 2 | FN102 | 61.24 | 3000000.00 | 20000.00 | 2980000.00 |
| 3 | FN104 | 61.69 | 3049500.00 | 2822500.00 | 227000.00 |
| 4 | FN105 | 53.92 | 2375400.00 | 1737800.00 | 637600.00 |
| 5 | FN201 | 61.70 | 3210000.00 | 2345100.00 | 864900.00 |
| 6 | FN203 | 61.08 | 3000000.00 | 230000.00 | 2770000.00 |
| 7 | FN204 | 61.69 | 2400000.00 | 2400000.00 | 0.00 |
| 8 | FN205 | 53.92 | 2800000.00 | 216000.00 | 2584000.00 |
| 9 | FN302 | 61.24 | 3000000.00 | 20000.00 | 2980000.00 |
| 10 | FN304 | 61.69 | 2915750.00 | 2739000.00 | 176750.00 |
| 11 | FN305 | 53.92 | 2354000.00 | 1891500.00 | 462500.00 |
| 12 | FN401 | 61.08 | 2600000.00 | 182000.00 | 2418000.00 |
| 13 | FN402 | 61.24 | 3210000.00 | 2745300.00 | 464700.00 |
| 14 | FN403 | 61.08 | 3200000.00 | 3040000.00 | 160000.00 |
| 15 | FN404 | 61.69 | 3000000.00 | 270000.00 | 2730000.00 |

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 16 | FN405 | | 53.92 | | 2800000.00 | 0.00 | 2800000.00 |
| 17 | FN501 | | 61.69 | | 3422000.00 | 2576000.00 | 846000.00 |
| 18 | FN502 | | 98.01 | | 3231200.00 | 2552600.00 | 678600.00 |
| 19 | FN503 | | 55.35 | | 3899000.00 | 3326000.00 | 573000.00 |
| | Total | | 1167.85 | | 56462850.00 | 31676900.00 | 24785950.00 |



**Unsold Inventory**

| S. No. | Flat No. | Carpet Area (in.sq. mtrs.) | Unit Consideration as per Ready Reckoner Rate |
|---|---|---|---|
| (1) | (2) | (3) | (4) |
| 1 | S N 1 | 9.84 | 232200.00 |
| 2 | S N 2 | 9.64 | 227500.00 |
| 3 | S N 3 | 9.71 | 229200.00 |
| 4 | S N 4 | 9.77 | 230600.00 |
| 5 | S N 5 | 10.00 | 236000.00 |
| 6 | S N 6 | 10.00 | 236000.00 |
| 7 | S N 7 | 10.00 | 236000.00 |
| 8 | S N 8 | 10.00 | 236000.00 |
| 9 | UNIT 103 | 61.08 | 1441500.00 |
| 10 | UNIT 202 | 61.24 | 1445300.00 |
| 11 | UNIT 301 | 61.70 | 1456100.00 |
| 12 | UNIT 303 | 61.08 | 1441500.00 |
| 13 | | | |
| | Total | 324.06 | 7647900.00 |

Table D

**Comparison between Balace Cost and Receivables**

| S. No. (1) | Particulars (2) | Amount (3) |
|---|---|---|
| 1 | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) | 580000.00 |
| 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) | 24785950.00 |
| 3 | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts). | 324.06 |
| | (ii) Estimated amount of sales proceeds in respects 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 | 7647900.00 |
| 4 | Estimated receivables of ongoing project [Sum of 2 + 3(ii)] | 32433850.00 |
| 5 | (To Be Filled for Ongoing Projects only)<br>Amount to be deposited in Designated Account - 70 % or 100 %<br>If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account.<br>If 4 is lessor than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account. | 17350165.00 |

**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 | 0.00 |
| 2 | Deposits | 36142301.00 |
| 3 | Withdrawals | 36142301.00 |
| 4 | Closing Balance | 0.00 |

M/s PARESH ROONGTA & CO. FRN-141462W Mem. No.167438 CHARTERED ACCOUNTANT

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

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 | 3419078.00 | 4152250.00 | 4152250.00 |
| 2 | Total Borrowed Funds (Secured) - Drawdown availed till date | 0.00 | 0.00 | 0.00 |
| 3 | Total Borrowed Funds (Unsecured) - Drawdown availed till date | 10063463.00 | 1047268.00 | 1047268.00 |
| 4 | Customer Receipts used for Project | 23393877.00 | 31676900.00 | 31676900.00 |
| 5 | Total Funds for Project | 36876418.00 | 36876418.00 | 36876418.00 |
| 6 | Total Estimated Cost (As per Table A) | 36876418.00 | 0.00 | 0.00 |

**Table G**

**Any Comments / Observation of C A**

| | |
|---|---|
| 1 | |
| 2 | |
| 3 | |
| 4 | |

Signature of Chartered Accountant

For M/s Paresh R Sahu & Co.

Proprietor

M. No. 167438

Name : CA Paresh R Sahu

UDIN NO. 23167438BGUADJ3212

Dated: 23/02/2023

M/s. PARESH R.SAHU & CO. FRN-141452W Mem. No.167438 CHARTERED ACCOUNTANT

SANKALP BUILDERS & DEVELOPERS

Agreed and accepted by :

PARTNER

Signature of Promoter

Name: KUNAL ASHOK JIWARKAR

PART'ER. SANKALP BUILDERS AND DEVELOPERS

Date: 23/02/23