P W & COMPANY
Chartered Accountants
Add.: Ambika Nagar, Mardi Road, Amravati-444602
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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:- 23/01/2024

To,
Skyline Realities
Promotor – Mr. Amit Sahu . Mr Manish Gupta , Ujjwal O Bajaj HUF

Subject : For Registration of a Project and subsequent withdrawl of money

Sir,

This certificate is being issued for RERA compliance for the " GRISHA HEIGHT SKY LINE " being developed by Promotor – SKY LINE REALITIES 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 (as on date 31.12.24)

Sr. No.			Particulars	Amount (In Rs)
1	i		**Land Cost**	
	a.		Value of the land as ascertained from the Annual Statement of Rates (ASR).	55,124,000.00
	b.		Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority/UT.	12,370,440.00
	c.		Estimated Acquisition cost of TDR (if any)	12,090,000.00
	d.		Estimated Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	3,251,780.00
	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, amount payable to slum dwellers, tenants, apartment owners or appropiated authority or Government or concessioneire 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 rehabiliation component.	
			SUB TOTAL OF LAND COST	82,836,220.00

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	ii.		**Development Cost/ Cost of Construction :**	
	a.	(i)	Estimated Cost of Construction as certified by Engineer.	120,000,000.00
		(ii)	Cost incurred on Addition items not included in estimated cost (as per Engineeris Certificate)	-
		(iii)	Estimated expenditure for development of entire project excluding of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	1,000,000.00
		(iv)	Estimated Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	2,500,000.00
		(v)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	2,500,000.00
			Sub-Total of Development Cost	126,000,000.00
			Total Cost of Project (Estimated)	208,836,220.00

Table B — Actual Cost Incurred on the Project

Sr. No.			Particulars	Amount (in Rs)
1	i		**Land Cost**	
	a.		Value of the land as ascertained from the Annual Statement of Rates (ASR).	55,124,000.00
	b.		Incurred Expenditure on Premium to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority/UT.	12,370,440.00
	c.		Incurred Acquisition cost of TDR (if any)	12,090,000.00
	d.		Amounts paid to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	3,251,780.00
	e.		Land Premium paid as per annual statement of rates (ASR) 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, amount paid to slum dwellers, tenants, apartment owners or appropiated authority or Government or concessioneire 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 paid to any authorities towards and in project of rehabilitation.	-
		(iv)	Any other Cost including interest estimated on the borrowing done specifically for construction of rehabiliation component.	-
				-
1			**SUB TOTAL OF LAND COST**	82,836,220.00



	ii.		**Development Cost/ Cost of Construction :**	
		(i)	Expenditure for construction. Minimum of (a) and (b) to be considered	44,686,313.48
		(a)	Construction cost incurred including site development and infrastructure for the same as certified by engineer	45,000,000.00
		(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA.	44,686,313.48
		(ii)	Cost incurred on Addition items not included in estimated cost (as per Engineeris Certificate)	-
		(iii)	Incurred expenditure for development of entire project excluding of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	5,606,307.00
		(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. 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 ;	-
2			**Sub-Total of Development Cost**	50,292,620.48
3			**Total Cost of Project (Actual Incurred As on 31.032024)**	133,128,840.48
4			Proportion of the cost incurred on Land Cost & Construction Cost to the Total Estimated Cost (%)	63.75%
5			Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 4)	133,128,840.48
6			Less: Amount withdrawn till date of this certificate from deisgnated account)	-
7			Net Amount Which can be withdrawn from the designated bank account under this certifcate (5-6)	133,128,840.48

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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	FLAT NO. 604	127.38	5500000	1200000	4300000
2	FLAT NO. 703	157.35	9000000	5318832	3681168
3	SHOP NO. 10	27.28	3500000	2300000	1200000
5	FLAT NO.301	126.74	8800000	450000	8350000
			-	-	-
	Total	-	26800000	9268832	17531168

*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.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement] Letter of Allotment*
{1}	{2}	{3}	{4}
	Lower Ground Floor		
1	Shop No. 1	8.22	316470.00
2	Shop No. 2	24.23	932855.00
3	Shop No. 3	24.23	932855.00
4	Shop No. 4	24.23	932855.00
5	Shop No. 5	24.23	932855.00
6	Shop No. 6	25.31	974435.00
7	Shop No. 7	26.45	1018325.00
8	Shop No. 8	26.45	1018325.00
9	Shop No. 9	26.45	1018325.00
10	Shop No. 10	0	0.00
11	Shop No. 11	32.07	1234695.00
12	Shop No. 12	35.81	1378685.00
13	Shop No. 13	39.51	1521135.00
	Upper Ground Floor		
14	Shop No. 14	24.6	947100.00
15	Shop No. 15	24.63	948255.00
16	Shop No. 16	24.63	948255.00
17	Shop No. 17	24.63	948255.00
18	Shop No. 18	24.63	948255.00
19	Shop No. 19	22.12	851620.00
20	Shop No. 20	21.62	832370.00
21	Shop No. 21	21.62	832370.00
22	Shop No. 22	21.62	832370.00
23	Shop No. 23	18.58	715330.00
24	Shop No. 24	27.86	1072610.00
25	Shop No. 25	31.58	1215830.00
26	Shop No. 26	35.30	1359050.00
27	Office 1	20.50	697000.00
	First Floor		
28	Shop No. 27	21.49	827365.00

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29	Shop No. 28	19.57	753445.00
30	Shop No. 29	19.57	753445.00
31	Shop No. 30	19.57	753445.00
32	Shop No. 31	19.57	753445.00
33	Shop No. 32	19.57	753445.00
34	Shop No. 33	21.62	832370.00
35	Shop No. 34	21.62	832370.00
36	Shop No. 35	21.62	832370.00
37	Shop No. 36	18.58	715330.00
38	Shop No. 37	27.85	1072225.00
39	Shop No. 38	31.58	1215830.00
40	Shop No. 39	35.30	1359050.00
41	Office 2	20.50	697000.00
42	Hall 1	115.56	3929040.00
	Flat No.		
43	Flat No 201	126.74	3751504.00
44	Flat No 202	127.38	3770448.00
45	Flat No 203	157.35	4657560.00
46	Flat No 204	128.31	3797976.00
47	Flat No 301	0	0.00
48	Flat No 302	127.38	3770448.00
49	Flat No 303	157.35	4657560.00
50	Flat No 304	128.31	3797976.00
51	Flat No 401	126.74	3751504.00
52	Flat No 402	127.38	3770448.00
53	Flat No 403	157.35	4657560.00
54	Flat No 404	128.31	3797976.00
55	Flat No 501	126.74	3751504.00
	Flat No 502	127.38	3770448.00
	Flat No 503	157.35	4657560.00
56	Flat No 504	128.31	3797976.00
57	Flat No 601	126.74	3751504.00
58	Flat No 602	127.38	3770448.00
59	Flat No 603	157.35	4657560.00
60	Flat No 604	0	0.00
61	Flat No 701	126.74	3751504.00
62	Flat No 702	127.38	3770448.00
63	Flat No 703	0	0.00
64	Flat No 704	128.31	3797976.00
65	Flat No 801	126.74	3751504.00
66	Flat No 802	127.38	3770448.00
67	Flat No 803	131.67	3897432.00
68	Flat No 804	128.31	3797976.00



69	Flat No 901	126.74	3751504.00
70	Flat No 902	127.38	3770448.00
71	Flat No 903	157.35	4657560.00
72	Flat No 904	128.31	3797976.00
			156293396.00



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)	75,707,375.52
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	-
	(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	#REF!
4		Estimated receivables of ongoing project (Sum of 2 + 3(i) + 3(ii))	169,550,726.00
5		**(To Be Filled for Ongoing Projects only)** Amount to be deposited in Designated Account — 70% or 100% [If 4 is greater than I , then 70% of the balance receivables of ongoing project will be deposited in designated Account [F 4 is lesser than I, then 100% of the balance receivables of ongoing project will be deposited in designated Account	-

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 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 Sky Line realities 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.

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Table F

Means of Finance

S.No.	Particulars	Estimated* (At time of Registration) (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	127522533.48	-	95758148.48
2	Total Borrowed Funds (Secured) Drawdown availed till date		-	0.00
3	Total Borrowed Funds (Unsecured) Drawdown availed till date		-	28101860.00
4	Customer Receipts used for Project	81313686.52	-	9268832.00
5	Total Funds for Project	208836220.00	-	0.00
6	Total Estimated Cost (As er Table A)	208836220.00	-	133128840.48

Table G

Any other Comments / Observation of CA

1	-
2	-
3	-

Agreed & Accepted By,

Yours Faithfully,

P W & COMPANY CA FRN:153505W CHARTERED ACCOUNTANTS

Signature of Chartered Accountant

AMIT SAHU
Partner
(M/s SKYLINE REALITIES)

UDIN: 25617040BMKPRR3193
Membership No.: 617040
Name: CA Shubham D. Wankhade
Date: 23/01/2024
Place: Amravati

Date:-
Place:- Amravati