MANISH KHUSHLANI
& ASSOCIATES
CHARTERED ACCOUNTANT

7507159468
camnkhushlani@gmail.com
46, Jayant Colony,
Dastur Nagar, Amravati

Form - 3
CHARTERED ACCOUNTANT'S CERTIFICATE

Date : 01/09/2023

To,
The Sachin Keshaorao Ingole
Amravati

Subject: Certificate of Financial Progress of Work of **Keshav Empire Phase II** having MahaRERA Registration Number (New Registration) (only applicable after project Registration) being developed by **Sachin Keshaorao Ingole**

Sir,
This certificate is being issued for RERA compliance for the **Keshav Empire Phase II** having MahaRERA Registration Number (New Registration)being developed by **Sachin Keshaorao Ingole** and is based on the records and documents produced before n nd 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)		(2)	(3)
1	i	**Land Cost**	
	a	Value of the land as ascetained from the Annual Statement of Rates (ASR)	74,56,680
	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	62,65,202
	c	Estimated Acquisition cost of TDR (if any)	71,47,700
	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 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 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.	

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			(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	-
			Sub-Total of LAND COST	**2,08,69,582**
	ii	**Development Cost/ Cost of Construction of Building :**		
		a	Estimated Cost of Construction as certified by Engineer	13,37,40,000
		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 Taxes,Cess,fees,charges,premiums,interest etc. payable to any Statutory Authority.	-
		e	Interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-
			Total cost of the Project (Estimated)	**15,46,09,582**

*** 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 31/08/2023)

Sr. No. (1)		Particulars (2)	Amount(Rs.) Incurred (3)
1		**Land Cost**	
	a	Value of the land as ascetained from the Annual Statement of Rates (ASR)	74,56,680
	b	Incured Expenditure on 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/UT Administration or any Statutory Authority	62,65,202
	c	Incurred expenditure for Acquisition of TDR (if any)	71,47,700
	d	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;	-
	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) 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 Transit Accommodation, overhead cost,amount paid to slum dwellers, tenants, apartment owners or appropriate authority or government concessionaire which are not refundable and so on.	-
		(*iii*) Incurred Expenditure towards ASR linked premium, fees, charges security deposit, or maintenance deposit,or any amount whatsoever paid 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	**2,08,69,582**



(1)		(2)	(3)
2		**Development Cost/ Cost of Construction :**	
	(i)	Expenditure for Construction. Minimum of (a) and (b) to be considered (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer (b) Actual Cost of cnstruction 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. All costs incurred to complete the construction of the entire phase of the project registered.	-
	(iv)	Estimated Taxes,Cess,fees,charges,premiums,interest etc. payable to any Statutory Authority.	-
	(v)	incurred expenditure towards Interest to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-
		Sub-Total of Development Cost:	-
3		Total Cost of the project (Actual incurred as on date of certificate)	2,08,69,582
		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	13.50
5		Amount which can be withdrawn from the Designated Account.	2,08,69,582
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	2,08,69,582

* 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

NIL

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

Unsold Inventory

Sr. No. (1)	Floor	Flat No. (2)	Carpet Area (in sq.mts.) (3)	Unit Consideration as per Ready Reckoner Rate (4)
WING - A				
1	Ground	A-01	14.29	4,47,277.00
2	Ground	A-02	13.36	4,18,168.00
3	Ground	A-03	13.36	4,18,168.00
4	Ground	A-04	13.36	4,18,168.00
5	Ground	A-05	12.81	4,00,953.00
6	Ground	A-06	20.98	6,56,674.00
7	Ground	A-07	14.86	4,65,118.00
8	Ground	A-08	14.86	4,65,118.00
9	Ground	A-09	14.86	4,65,118.00
10	Ground	Hall A-01	94.32	29,52,216.00
11	Ground	Hall A-02	89.38	27,97,594.00
12	First	A-101	13.53	4,23,489.00
13	First	A-102	13.36	4,18,168.00
14	First	A-103	13.36	4,18,168.00
15	First	A-104	13.36	4,18,168.00
16	First	A-105	12.81	4,00,953.00
17	First	A-106	21.08	6,59,804.00
18	First	A-107	14.86	4,65,118.00
19	First	A-108	14.86	4,65,118.00
20	First	A-109	16.17	5,06,121.00
21	First	Hall A-101	108.03	33,81,339.00
22	First	Hall A-102	100.61	31,49,093.00
23	Second	A-201	71.73	16,92,828.00
24	Second	A-202	66.55	15,70,580.00
25	Second	A-203	48.91	11,54,276.00
26	Second	A-204	68.3	16,11,880.00
27	Second	A-205	49.89	11,77,404.00
28	Third	A-301	71.73	16,92,828.00

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29	Third	A-302	66.55	15,70,580.00
30	Third	A-303	48.91	11,54,276.00
31	Third	A-304	68.3	16,11,880.00
32	Third	A-305	49.89	11,77,404.00
33	Fourth	A-401	71.73	16,92,828.00
34	Fourth	A-402	66.55	15,70,580.00
35	Fourth	A-403	48.91	11,54,276.00
36	Fourth	A-404	68.3	16,11,880.00
37	Fourth	A-405	49.89	11,77,404.00
38	Fifth	A-501	71.73	16,92,828.00
39	Fifth	A-502	66.55	15,70,580.00
40	Fifth	A-503	48.91	11,54,276.00
41	Fifth	A-504	68.3	16,11,880.00
42	Fifth	A-505	49.89	11,77,404.00
43	Sixth	A-601	71.73	16,92,828.00
44	Sixth	A-602	66.55	15,70,580.00
45	Sixth	A-603	48.91	11,54,276.00
46	Sixth	A-604	68.3	16,11,880.00
47	Sixth	A-605	49.89	11,77,404.00
48	Seventh	A-701	71.73	16,92,828.00
49	Seventh	A-702	66.55	15,70,580.00
50	Seventh	A-703	48.91	11,54,276.00
51	Seventh	A-704	68.3	16,11,880.00
52	Seventh	A-705	49.89	11,77,404.00
53	Eighth	A-801	71.73	16,92,828.00
54	Eighth	A-802	52.8	12,46,080.00
55	Eighth	A-803	48.91	11,54,276.00
56	Eighth	A-804	68.3	16,11,880.00
57	Eighth	A-805	49.89	11,77,404.00
58	Ninth	A-901	71.73	16,92,828.00
59	Ninth	A-902	66.55	15,70,580.00
60	Ninth	A-903	48.91	11,54,276.00
61	Ninth	A-904	68.3	16,11,880.00
62	Ninth	A-905	49.89	11,77,404.00
WING - B				
1	First	101	50.03	11,80,708.00
2	First	102	33.34	7,86,824.00
3	First	103	32.51	7,67,236.00
4	First	104	42.1	9,93,560.00
5	First	105	47.67	11,25,012.00
6	First	106	34.04	8,03,344.00
7	First	107	34.04	8,03,344.00
8	First	108	50.77	11,98,172.00
9	Second	201	50.03	11,80,708.00
10	Second	202	33.34	7,86,824.00
11	Second	203	32.51	7,67,236.00
12	Second	204	42.1	9,93,560.00



13	Second	205	47.67	11,25,012.00
14	Second	206	37.43	8,83,348.00
15	Second	207	37.43	8,83,348.00
16	Second	208	50.77	11,98,172.00
17	Third	301	50.03	11,80,708.00
18	Third	302	33.34	7,86,824.00
19	Third	303	32.51	7,67,236.00
20	Third	304	42.1	9,93,560.00
21	Third	305	47.67	11,25,012.00
22	Third	306	37.43	8,83,348.00
23	Third	307	37.43	8,83,348.00
24	Third	308	50.77	11,98,172.00
25	Fourth	401	50.03	11,80,708.00
26	Fourth	402	33.34	7,86,824.00
27	Fourth	403	32.51	7,67,236.00
28	Fourth	404	42.1	9,93,560.00
29	Fourth	405	47.67	11,25,012.00
30	Fourth	406	37.43	8,83,348.00
31	Fourth	407	37.43	8,83,348.00
32	Fourth	408	50.77	11,98,172.00
33	Fifth	501	50.03	11,80,708.00
34	Fifth	502	33.34	7,86,824.00
35	Fifth	503	32.51	7,67,236.00
36	Fifth	504	42.1	9,93,560.00
37	Fifth	505	47.67	11,25,012.00
38	Fifth	506	37.43	8,83,348.00
39	Fifth	507	37.43	8,83,348.00
40	Fifth	508	50.77	11,98,172.00
41	Sixth	601	50.03	11,80,708.00
42	Sixth	602	33.34	7,86,824.00
43	Sixth	603	32.51	7,67,236.00
44	Sixth	604	42.1	9,93,560.00
45	Sixth	605	47.67	11,25,012.00
46	Sixth	606	37.43	8,83,348.00
47	Sixth	607	37.43	8,83,348.00
48	Sixth	608	50.77	11,98,172.00
49	Seventh	701	41.36	9,76,096.00
50	Seventh	702	40.36	9,52,496.00
		Total	**5,150.38**	**12,66,19,187.00**



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)	13,37,40,000
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5,150.38
	(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	12,66,19,187
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	12,66,19,187
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	100%

Table E

Designated Bank Account Details

(Bank Details : A/c No : 4214200153. IFSC Details : SBIN0012712)

S No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date of certificate)
	Opening Balance	-
	Deposits :	-
	Withdrawals :	-
	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 give reasonable assurance that Keshav Empire Phase II 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 the time of registration) (In Rs.) (proposed and indicative)	Proposed/ Estimated (As of the period of the certificate) (In Rs.)	Actual (As on the date of certificate (In Rs.)
1	Own Funds	15,46,09,582	15,46,09,582	15,46,09,582
2	Total Borrowed Funds (Secured)			
	- Drawdown availed till date			
3	Total Borrowed Funds (Unsecured)			
	- Drawdown availed till date			
4	Customer Receipts used for Project	-	-	-
5	Total Funds for Project	15,46,09,582	15,46,09,582	15,46,09,582
6	Total Estimated Cost(As per Table A)	15,46,09,582	15,46,09,582	15,46,09,582

Table G
Any Comments/ Observations of CA

1	
2	
3	

Agreed and Accepted by:

Sachin K Ingale

Signature of Promoter
Name:
Date: 01/09/2023

Yours Faithfully
For Manish Khushlani & Associates
Chartered Accountant
FRN : 156843W

M. Khushlani

Manish N Khushlani
Proprietor
Membership No: 606810
UDIN: 23606810BGXQHD4150