FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Date: 18-03-2024

To,

M/s Dharamraj Rewatkar

Nagpur - 440015

Position as on: 31/03/2023

Yearly Certificate F.Y. 2022-23

Subject : Certificate of Financial Progress of Work of **"REWATKAR COLONY SANTAJI NAGAR"** having Maha RERA Registration Number –**P50400023698** being developed By **Dharamraj Domaji Rewatkar**

Sir,

This certificate is being issued for RERA compliance for **Survey No.80/2 and 80/3, Mouza Shahalangadi Tah Hinganghat Dist Wardha-442301** having Maha RERA Registration Number - **P50400023698** being developed by **Dharamraj Domaji Rewatkar,** 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. (1)	**Particulars** (2)		**Estimated Cost** (At the time of Registration of Project) (3)
1.	**i. Land Cost :**		
	a.	Value of the land as ascertained from the Annual Statement of Rates (ARS)	13,98,719
	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 any Statutory Authority.	7,38,230
	c.	Estimated Acquisition cost of TDR (if any)	NIL
	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	NIL
	e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NIL
	f.	Under Rehabilitation scheme: (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	NIL

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		(ii) Estimated Cost towards clearance of land of all or any encumbrance 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 concessionaire which are not refundable and so on.	NIL
		(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 projects of rehabilitation.	NIL
		(iv) Any other cost including interest estimated on the borrowings done specifically for construction of rehabilitation components.	NIL
		Sub-Total of LAND COST	21,36,949
		ii. Development Cost/ Cost of Construction of Building	
	a.	Estimated Cost of Construction as certified by Engineer.	32,00,000
	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 work, 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 cost, consumables etc.	1,13,00,000
	d.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	1,00,000
	e.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	NIL
		Sub-Total of Development Cost :	1,46,00,000
		Total Cost of the Project (Estimated)	1,67,36,949

*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 Date of Certificate)

Sr.No	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1	**Land Cost**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	13,98,719
	(b) Incurred 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.	7,38,230
	(c) Incurred Expenditure for Acquisition of TDR (if any).	NIL
	(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	NIL
	(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 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 paid to slum, dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. iii. Incurred Expenditure toward 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 incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub-Total of Land Cost:	21,36,949

(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	28,50,000
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	28,52,462
	(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 (1) 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.	1,13,00,000 (Actual Cost Increased but restricted to estimated Cost)
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	3,335
	(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.	NIL
	Sub-total of Development Cost:	1,41,55,797
3.	Total Cost of the Project as on 31-03-23 (Actual incurred as on date of certificate)	1,62,92,746
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	97.35%
5.	Amount which can be withdrawn from the Designated Account.	1,62,92,746
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	60,65,995
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	1,02,26,751

*Pass through charges or indirect taxes not included in incurred cost of the project.

A. M. Dabke & Associates ★ Chartered Accountants ★ FRN 142121W NAGPUR

Table C

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

Sold Inventory

Sr No.	Name of the Customer	Plot No.	AREA(in Sq.mtr)	Unit Consideration as per Agreement/ Letter of Allotment*	Received Amount*	Balance Receivable (in Rs.)
1	Subhash Thakre	54	75.00	3,00,000.00	3,00,000.00	-
2	Pradip Raghatale	24	97.55	3,90,000.00	3,90,000.00	-
3	Pradip Raghatale	25	97.55	3,90,000.00	3,90,000.00	-
4	Prabhakar Rewatkar	3	144.00	5,76,000.00	5,76,000.00	-
5	Dipak Mude	65	47.38	4,35,000.00	4,35,000.00	-
6	Sanjay Tarale	64	47.38	4,35,000.00	4,35,000.00	-
7	Pravin Burele	2	144.00	5,76,000.00	5,76,000.00	-
8	Sudhakar Dhanorkar	46	75.00	3,00,000.00	3,00,000.00	-
9	Sau Shalu Tumane	7	151.43	6,06,000.00	6,06,000.00	-
10	Rahul Vaidhy	51	75.00	3,00,000.00	3,00,000.00	-
11	Vithal Madhavrao Galande	11	93.92	3,76,000.00	3,76,000.00	-
12	Amit Galande	4	144.00	5,76,000.00	5,76,000.00	-
13	Jyoti Waghmare	36	79.00	3,16,000.00	3,16,000.00	-
14	Ravindra Telhande	37	79.00	3,16,000.00	3,16,000.00	-
15	Ritesh Waghmare	35	79.00	3,16,000.00	3,16,000.00	-
16	Satish Marape	15	97.55	3,90,000.00	3,90,000.00	-
17	Vivek Raut	17	97.55	3,90,000.00	3,90,000.00	-
18	Ramchandra Salve	16	97.55	3,90,000.00	3,90,000.00	-
19	Gajanan Rokde	47	75.00	3,00,000.00	3,00,000.00	-
20	Kirti Kale + pratibha Bharsakhale	49	75.00	3,00,000.00	3,00,000.00	-
21	Namdev Bhajipale	52	118.73	4,75,000.00	4,75,000.00	-

22	Vikki Pise	9	86.21	3,46,000.00	3,46,000.00	-
23	Niraj Vyavahare	57	75.00	3,00,000.00	3,00,000.00	-
24	Manish Burde	48	75.00	3,15,000.00	3,15,000.00	-
25	Ananta Satone	20	130.62	5,49,000.00	5,49,000.00	-
26	Harish Chaudhari	55	75.00	3,15,000.00	3,15,000.00	-
27	Sandip Bawne	1	306.86	14,20,000.00	14,20,000.00	-
28	Swapnil Raut	43	79.00	3,32,000.00	3,32,000.00	-
29	Mukesh Choudhary	22	97.55	4,10,000.00	4,10,000.00	-
30	Gyaneshwar Choudhary	38	104.33	4,39,000.00	4,39,000.00	-
31	Chetan pise	19	97.55	4,10,000.00	4,10,000.00	-
32	Chetan pise	18	97.55	4,10,000.00	4,10,000.00	-
33	Dharmaraj Natkar	70	108.70	4,35,000.00	4,35,000.00	-
34	Sandip Bawne	13	319.96	15,10,800.00	15,10,800.00	-
35	Pravin Raut	42	79.00	3,16,000.00	3,16,000.00	-
36	Pramod Bulwani	69	108.70	4,35,000.00	4,35,000.00	-
37	Rahul Bhoyar	39	104.33	4,18,000.00	4,18,000.00	-
38	Vishnu Kawale	12	97.73	4,00,000.00	4,00,000.00	-
39	Naresh Choudhary	23	97.55	3,90,000.00	3,90,000.00	-
40	Dhanshree Tadas	53	118.73	4,75,000.00	4,75,000.00	-
41	Satish Fale	32	126.00	5,17,000.00	5,17,000.00	-
42	Vaishali Khursade	40	79.00	3,44,000.00	3,44,000.00	-
43	Rashmi Khilekar	67	108.70	4,74,000.00	4,74,000.00	-
44	Radhika Ghaturle+ Rajendra Ghaturle	14	304.44	14,58,000.00	14,58,000.00	-
45	Mangesh Khadse	66	108.70	4,74,000.00	4,74,000.00	-
46	Gajanan Hiwakar	41	79.00	3,44,000.00	3,44,000.00	-
47	Ranjana Mahalle	50	75.00	3,27,000.00	3,27,000.00	-
48	Shamila Sanjay Vadai	58	75.00	3,27,000.00	3,27,000.00	-

49	Sachin Bhoyar	68	108.70	4,74,000.00	4,74,000.00	-
50	Sachin Bhoyar	60	75.00	3,27,000.00	50,000.00	2,77,000
				2,31,44,800	**2,28,67,800**	**2,77,000**

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

Unsold Inventory

Sr. No.	Plot No.	AREA IN SQ M.	Agreed Sales Consideration
1	63	108.75	4,75,000
2	21	135.00	5,69,000
3	59	75.00	3,27,000
4	31	126.00	5,49,000
5	5	144.00	6,30,000
6	6	144.00	6,30,000
7	8	201.87	8,50,000
8	10	90.11	3,88,000
9	26	318.00	13,10,800
10	27	92.00	13,10,800
11	28	352.35	14,35,000
12	29	305.25	13,14,000
13	30	343.74	14,80,000
14	33	317.80	13,25,000
15	34	318.12	12,93,600
16	44	318.00	12,94,000
17	45	318.12	13,14,000
18	56	75.00	3,30,000

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19	61	318.00	12,94,900
20	62	330.00	13,44,800
21	71	108.75	13,44,800
22	72	232.10	13,44,800
		4,772	**2,21,54,500**

Table D
Comparison between Balance Cost and Receivables

Sr. 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)	4,44,203
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)	2,77,000
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	4,772 Sq. Mtr 2,21,54,500
4	Estimated receivables of ongoing project. [Sum of 2+ 3(ii))]	2,24,31,500
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	1,57,02,050

Table E
Designated Bank Account Details

Sr.No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date):
1	Opening Balance	20,562
2	Deposits	60,45,433

3	Withdrawals	60,65,995
4	Closing Balance	NIL

A designated bank with account number 11286003945 is kept with State Bank of India.

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 **NOT** has been deposited in Designated RERA Bank Account.

I hereby certify that (Name of Promoter) 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 certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	21,36,949	21,36,949	21,36,949
2	Total Borrowed Funds (Secured) - Drawdown availed till date	NIL	NIL	NIL
3	Total Borrowed Funds (Unsecured) -Drawdown availed till date	NIL	NIL	NIL
4	Customer Receipts used for Project	1,46,00,000	1,46,00,000	1,41,55,797
5	**Total Funds for Project**	**1,67,36,949**	**1,67,36,949**	1,62,92,746
6	**Total Estimated Cost (As per Table A)**	**1,67,36,949**	**1,67,36,949**	**1,67,36,949**

Table G
Any Comments/Observations of CA

Particulars	Deposited in Designated Account	Received through Other Mode	Total Amount
Amount Recived from Customer	39,28,000	1,89,39,800	2,28,67,800
A designated bank with account number 11286003945 is kept with State Bank of India.			

This certificate is being issued for RERA compliance for **REWATKAR COLONY SANTAJI NAGAR** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Agreed and accepted by:
Signature of Proprietor

Name: Dharamraj Rewatkar
Date: 18-03-2024
Place : Nagpur

A. M. Dabke & Associates FRN-144213W NAGPUR Chartered Accountants

A M Dabke & Associates
Chartered Accountants

CA Amey Dabke
Membership No: 170917
UDIN: 24170917BKELUK2447
Date: 18-03-2024
Place: Nagpur