

DARSHAN WAKHARIYA & CO
CHARTERED ACCOUNTANT

Malgujaripura, Manapure Road
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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Cost of Real Estate Project Maha RERA Registration Number _____

Sr No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1. i)	Land Cost:		
a)	Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost.	1,23,00,000	1,23,00,000
b)	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/UT administration or any Statutory Authority.		
c)	Acquisition cost of TDR (if any)		
d)	Amounts payable to State Government or 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	7,70,000	7,70,000
f)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-	-
g)	Under Rehabilitation scheme:		
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	-	-
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
iii)	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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-	-
iv)	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.	-	-
v)	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-	-
Sub Total of LAND COST Rs.		1,30,70,000	1,30,70,000



Sr No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
ii)	Development Cost / Cost of Construction:		
(a)	Estimated Cost of Construction as certified by Engineer	48,90,000	
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		24,20,000
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
(c)	Expenditure for development of entire project excluding cost 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. All costs incurred to complete the construction of the buildings/ wings of the project registered.		-
d)	Payment of Taxes, cess, fees, charges, premiums interest etc to any statutory Authority.		-
c)	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	48,90,000	24,20,000
2	Total Estimated Cost of the Real Estate Project [(i) + (ii)] of Estimated Column		1,79,60,000
3	Total Cost Incurred of the Real Estate Project [(i) + (ii)] of Incurred Column		1,54,90,000
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %)		86.25%
5	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 4) Less: Amount withdrawn till date of this certificate from Designated account.		1,54,90,000
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,54,90,000
This certificate is being issued for RERA compliance for the ADARSH S. UMRE AND DARSHAN S. UMRE and is based on the records and documents produced before me and explanations provided to me by the ADARSH S. UMRE AND DARSHAN S. UMRE .			
Yours Faithfully			
For Darshan Wakhariya & Co Chartered Accountants FRN: 143873W <i>Nalinbhai 49</i> Darshan D. Wakhariya (Proprietor) M No 168426			



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	N.A.
2	Balance amount of receivables from sold apartments as per annexure A to this Certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	N.A.
3 i	Balance unsold area (Sq. M) (to be certified by Management and to be verified by CA from the records and books of accounts)	N.A.
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 Annexure A to this certificate)	N.A.
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	N.A.
5	Amount to be deposited in Designed 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.	N.A.

This certificate is being issued for RERA compliance for the **ADARSH S. UMRE AND DARSHAN S. UMRE** and is based on the records and documents produced before me and explanations provided to me by the **ADARSH S. UMRE AND DARSHAN S. UMRE**.

Yours Faithfully

Signature of Chartered Accountant

For Darshan Wakhariya & Co
Chartered Accountants

FRN: 143873W



Darshan D. Wakhariya
(Proprietor)

M No. 168426

UDIN: 21168426AAAAABW5519



Date: 29-06-2021

Place: Wardha

Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project
(Sold Inventory)

Sr No	Flat No / Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement /	Received Amount	Balance Receivable
Not Applicable					

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential Plot / commercial premises Rs. 2420/- Per sqm.

Sr No	Flat No / Plot no.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	1	528.33	1278559
2	2 to 4	1350.00	3267000
3	5	598.70	1448854
4	6	269.27	651633
5	7	127.50	308550
6	8 to 13	684.00	1655280
7	14	155.25	375705
8	15	245.04	592997
9	16 to 21	446.79	1081232
10	22 to 23	252.90	612018
11	24 to 29	446.82	1081304
12	30	126.45	306009
13	31	267.15	646503
14	32	253.45	613349
15	33	126.45	306009
16	34 to 35	178.44	431825
17	36	125.75	304315
18	37	129.03	312253
19	38 to 43	409.50	990990
20	44	130.00	314600
21	45	258.60	625812
22	46	259.57	628159
23	47	130.00	314600
24	48 to 53	507.00	1226940
25	54 to 55	260.00	629200
26	56	141.90	343398
27	57	143.20	346544
28	58 to 63	448.50	1085370



(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential Plot / commercial premises Rs. 2420/- Per sqm.

Sr No	Flat No / Plot no.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
29	64	130.00	314600
30	65	259.25	627385
31	66	260.87	631305
32	67	130.00	314600
33	68 to 73	577.20	1396824
34	74	129.03	312253
35	75	170.90	413578
36	76	134.26	324909
37	77	125.78	304388
38	78	127.20	307824
39	79	141.40	342188
40	80	155.80	377036
41	Amenity Plot 81	1083.80	2622796

