

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

P50400029305

Certificate for the period from Inception to 30/06/2021

Name of Project : "SADGURU PLAZA"

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.	46,32,498	46,32,498
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	-	-
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.

46,32,498

46,32,498



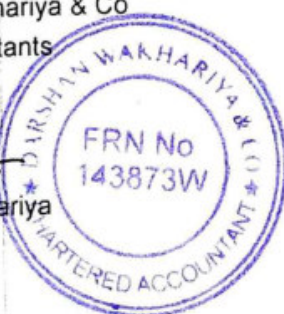
Sr No.	Particulars	Amount (Rs.)	
ii)	Development Cost / Cost of Construction:		
(a)	Estimated Cost of Construction as certified by Engineer	2,10,00,000	
(b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		98,88,796
	Note: (for adding to total cost of construction 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	2,10,00,000	98,88,796
2	Total Estimated Cost of the Real Estate Project [(i) + (ii)] of Estimated Column		2,56,32,498
3	Total Cost Incurred of the Real Estate Project [(i) + (ii)] of Incurred Column		1,45,21,294
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)		56.65%
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.		1,45,21,294
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,45,21,294
	This certificate is being issued for RERA compliance for the SADGURU ASSOCIATES and is based on the records and documents produced before me and explanations provided to me by the Partner of SADGURU ASSOCIATES.		

Yours Faithfully

For Darshan Wakhariya & Co
Chartered Accountants

FRN: 143873W

Darshan D. Wakhariya
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% | N.A. |

If 4 is greater than 1, then 70% of the balance receivables of
ongoing project will be deposited in designated account

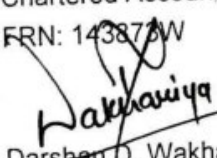
If 4 is lesser than 1, than 100% of the balance receivables of
ongoing project will be deposited in designated Account.

This certificate is being issued for RERA compliance for the **SADGURU ASSOCIATES** and is based on
the records and documents produced before me and explanations provided to me by the **Partner of**
SADGURU ASSOCIATES.

Yours Faithfully

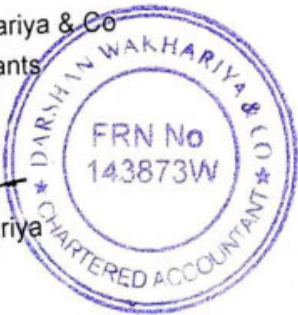
For Darshan Wakhariya & Co
Chartered Accountants

FRN: 143873W


Darshan D. Wakhariya
(Proprietor)

M.No. 168426

UDIN: **21168426AAAACG9767**



Date: 30-08-2021

Place: Wardha

Annexure A

Statement for calculation of Receivables from the sales of the NEW/ Ongoing Real Estate Project

(Sold Inventory)

Sr No	Flat No / Plot No.	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
NIL					

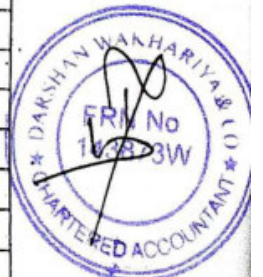
(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential : Rs. 21,400/- per Sq.mtr and

Commercial premises Rs. 25,900/- per Sq.mtr. For Ground Floor

Commercial premises Rs. 23,900/- per Sq.mtr. For First Floor

Sr No	Floor no.	Flat No / Plot no./Shop No.	Carpet Area / Plot Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	Ground Floor	Shop no. 1	21.68	561512
2	Ground Floor	Shop no. 2	28.07	727013
3	Ground Floor	Shop no. 3	23.56	610204
4	Ground Floor	Shop no. 4	23.53	609427
5	Ground Floor	Shop no. 5	21.08	545972
6	Ground Floor	Shop no. 6	23.16	599844
7	Ground Floor	Shop no. 7	28.07	727013
8	Ground Floor	Shop no. 8	26.36	682724
9	First Floor	Shop no. 9	18.40	439760
10	First Floor	Shop no. 10	22.88	546832
11	First Floor	Shop no. 11	19.21	459119
12	First Floor	Shop no. 12	18.88	451232
13	First Floor	Shop no. 13	19.30	461270
14	First Floor	Shop no. 14	18.88	451232
15	First Floor	Shop no. 15	22.89	547071
16	First Floor	Shop no. 16	20.33	485887
17	First Floor	Flat no. 101	64.00	1369600
18	First Floor	Flat no. 102	64.00	1369600
19	Second Floor	Flat no. 201	64.00	1369600
20	Second Floor	Flat no. 202	64.00	1369600
21	Second Floor	Flat no. 203	64.00	1369600
22	Second Floor	Flat no. 204	64.00	1369600
23	Third Floor	Flat no. 301	64.00	1369600
24	Third Floor	Flat no. 302	64.00	1369600
25	Third Floor	Flat no. 303	64.00	1369600
26	Third Floor	Flat no. 304	64.00	1369600
27	Fourth Floor	Flat no. 401	64.00	1369600
28	Fourth Floor	Flat no. 402	64.00	1369600
29	Fourth Floor	Flat no. 403	64.00	1369600
30	Fourth Floor	Flat no. 404	64.00	1369600



FORM 3 NOTES FORMING PART OF CERTIFICATE

Note 1:

Certificate issued for the period from start of the project to 30/06/2021.

Note 2:

I had considered Land Cost as per ASR value (Rs. 46,32,498/-) for Certification and not the Cost Incurred /Paid at the time of purchase (Rs. 33,33,212/-) as per Nitification no. REA. 2018/ C.R. 106/RR- 2 DATED : 06/06/2019.

Note 3:

a) Designated bank account details given at the time of registration of State Bank of India, Pulgaon, Wardha is closed due to technical reason as mentioned in letter dated : 08/06/2021 having reference no. PUL/2021-22/31, thereafter promoter has open a current account in ICICI Bank, Nachangaon Road, Pulgaon, Wardha : 442302.

